

➤ Priority Business

TOWN SUPERVISOR APPOINTMENTS

1. Pursuant to Arts and Cultural Affairs Law, §57.07, the Canandaigua Town Supervisor does hereby designate _____ as the Town Historian for a term expiring on December 31, 2021.
2. Pursuant to Town Law, §103(2), the Canandaigua Town Supervisor does hereby designate Mr. Jared Simpson as the Deputy Town Supervisor for the Town of Canandaigua for a term expiring on December 31, 2021.

➤ Presentations

- None

➤ *Continued Public Hearings:*

- Public Hearing on the exploration of a proposed purchase of 3950 County Road 16
*Note: Town Manager is requesting after comments are heard from meeting participants that this public hearing be continued to February 8, 2021
No resolution on this agenda is associated with this public hearing at this time.*

There is no resolution on this agenda relating to this public hearing.

- Public Hearing on the exploration of a proposed purchase of 4351 Tichenor Point Drive
*NOTE: Town Manager is requesting after comments are heard from meeting participants that this public hearing be continued to February 8, 2021.
No resolution on this agenda is associated with this public hearing at this time.*

There is no resolution on this agenda relating to this public hearing.

➤ *New Public Hearings:*

- None

➤ Privilege of the Floor

➤ Resolutions

New Resolutions:

FINANCE

- Resolution No. 2021 – 013: Acknowledgement and Authorization of Budget Transfers by Town Manager
- Resolution No. 2021 – 014: Authorizing Town Manager to Execute Contract(s) for Aerial Spraying and Injections for the Treatment of Gypsy Moths Caterpillars at Onanda Park
- Resolution No. 2021 – 015: Authorization for Town Assessor to Require a Renewal Application for 476 and 459C as Needed
- Resolution No. 2021- 016: Approval for Application of Correction of Tax Roll
- Resolution No. 2021 – 017: Authorization and Transfer of Money for Canandaigua Water Tank Storage Project (H26W)

PLANNING

- Resolution No. 2021 - 018: Authorization of Contract Agreement with MRB Group for a Green Innovation Grant Program for Water Meter Replacement and SEQR Type II Action

ENVIRONMENTAL

- None

ORDINANCE

- None

ECONOMIC DEVELOPMENT/GENERAL

- Resolution No. 2021 – 019: Authorization for Town Manager to Execute Documents to Create Temporary Part Time Human Resources and Payroll Coordinator Position and Temporary Part Time Town Planner Position
- Resolution No. 2021 - 020: Authorization for Town Manager to Execute Proposal for Phase 1A/1B Survey of Outhouse West, Inclusive Playground
- Resolution No. 2021 – 021: Recognizing Select Fabricators for Their Efforts in Manufacturing and Distributing Masks to Frontline Workers During the Onset of the COVID-19 Pandemic
- Resolution No. 2021 – 022: Appointment of Rocco Polimeni to the Vacant Position on the Town Environmental Conservation Board

RESOLUTION NO. 2021 – 013: ACKNOWLEDGEMENT AND AUTHORIZATION OF BUDGET TRANSFERS BY TOWN MANAGER

WHEREAS, the Town of Canandaigua Town Board (herein after referred to as “Town Board”) has authorized the Town Manager to make interfund transfers in an amount less than \$5,000.00 by Resolution No. 2018-043, Resolution No. 2020-300, and Resolution No. 2021-006; and

WHEREAS, the Town Manager has directed the budget transfers to be made in order to compensate for expenses that exceeded the budgeted amount; and

NOW THEREFORE BE IT RESOLVED, the Town Board of the Town of Canandaigua hereby acknowledges and authorizes these budget transfers; and

BE IT FINALLY RESOLVED, the Town Board directs the Town Clerk to provide a copy of this resolution to the Finance Clerk.

Attachment #2

RESOLUTION NO. 2021 – 014: AUTHORIZING TOWN MANAGER TO EXECUTE CONTRACT(S) FOR AERIAL SPRAYING AND INJECTIONS FOR THE TREATMENT OF GYPSY MOTH CATERPILLARS AT ONANDA PARK

WHEREAS, the Town Board of the Town of Canandaigua (hereinafter referred to as “Town Board”) is aware of the infestation of Gypsy moth caterpillars during the summer of 2020 that caused extreme defoliation to trees across vast areas of the Town of Canandaigua and surrounding towns including all of Onanda Park; and

WHEREAS, past experience with these population outbreaks of Gypsy moths and the damage they cause have shown that tree mortality can occur for deciduous species after two to three years of consecutive defoliation caused by the caterpillars and sometimes after only one year for evergreen species and so chemical and or biological treatment is recommended by some arborists to increase the chances of tree survival in areas hit especially hard; and

WHEREAS, the New York State Department of Environmental Conservation (DEC) recommends property owners across this part of the state, including municipalities, who wish to prevent tree mortality consider treatment via aerial spraying of a targeted pesticide known as Bt-K that will kill the Gypsy moth caterpillars in early larval stages before they can do damage to trees and the DEC has offered to help interested property owners coordinate with a private company that provides such services; and

WHEREAS, the Region 8 DEC State Forester has recommended that the Town consider two methods of treatment at Onanda Park due to the severe level of defoliation experienced there and its proximity to the lake: aerial spraying for the uplands portion of the park, and targeted injections for specimen trees on the lakeside portion of the park; and

WHEREAS, the Town Manager's office, Parks staff, members of the Town's Trees Project Team, and members of the Environmental Conservation Board have researched and discussed the various recommended treatment options and are recommending the Town Board authorize the Town Manager to obtain seek the DEC recommended treatment options for Onanda Park; and

WHEREAS, the Town Board has reviewed the Short Environmental Assessment Form (EAF) Part 1; and

WHEREAS, the Town Board determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Town Board has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

WHEREAS, the Town Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

WHEREAS, the Town Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the Short EAF Part 1; and

WHEREAS, the Town Board has completed Part 2 and Part 3 of the Short EAF; and

WHEREAS, the adopted 2021 Town Budget Forestry Tree Advisory Board budget line (AA100.8730.450.00000) includes \$6,500.00 for Gypsy moth treatment and it is estimated that the aerial spraying treatment will cost approximately \$4,200 for the uplands portion of Onanda Park (\$60.00 per acre times approximately 70 acres of forest) leaving an estimated balance of \$2,300 for additional treatment of other areas of the park possibly to include injections of lakeside trees; and

NOW THEREFORE BE IT RESOLVED, the Town Board of the Town of Canandaigua hereby designates itself as lead agency for the described action; and

BE IT FURTHER RESOLVED, the Town Board of the Town of Canandaigua has reasonably concluded there would not be any substantial adverse impact on the following: land use planning or zoning regulations; intensity of use of the land; character or quality of the existing community; environmental characteristics; existing level of traffic or infrastructure, use of energy; public or private water supplies; public or private wastewater treatment utilities; character or quality of important historic, archaeological, architectural or aesthetic resources; natural resources; potential for erosion, flooding or drainage problems; or creation of a hazard to environmental resources or human health; and

BE IT FURTHER RESOLVED, the Town Board of the Town of Canandaigua determines upon the information and analysis documented, the proposed action will not result in any significant adverse environmental impacts; and

BE IT FURTHER RESOLVED, the Town Board of the Town of Canandaigua does hereby make a Determination of Non-Significance on the proposed adoption of the Town of Canandaigua Natural Resources Inventory and the local law to update the Town code; and

BE IT FURTHER RESOLVED, the Town Manager is hereby directed to sign the Full Environmental Assessment Form Part 3 and file with the Town Clerk as evidence the Town Board has determined the proposed action will not result in any significant adverse environmental impact; and

BE IT FURTHER RESOLVED, the Town Board hereby authorizes the Town Manager, in adherence with the Town's Procurement Policy, to execute necessary contract(s) to obtain treatment services for Gypsy moth infestations at Onanda Park to prevent severe defoliation and possible mass tree mortality; and

BE IT FURTHER RESOLVED, The Town Board directs the Town Clerk to provide a copy of this resolution to the Town Manager and the Environmental Conservation Board.

Attachment #3

RESOLUTION NO. 2021 – 015: AUTHORIZATION FOR TOWN ASSESSOR TO REQUIRE A RENEWAL APPLICATION FOR 476 AND 459C AS NEEDED

WHEREAS, on March 7, 2020, Governor Andrew Cuomo issued Executive Order Number 202 declaring a State disaster emergency for the entire State of New York; and

WHEREAS, on December 28, 2020, said declaration was extended to include a law that requires the Assessor to automatically renew the 467 and 459C exemption in 2021 for anyone who received it in 2020 thereby dispensing with the need for renewal applications from such persons and further dispensing with the requirement for assessors to mail renewal applications to such persons; and

WHEREAS, there may be exceptions where the Assessor may require a renewal application and the Town of Canandaigua Town Board wishes to adopt a resolution allowing the Assessor to require a renewal application to be filed when there is reason to believe that an owner who qualified for the exemption on the 2020 assessment roll may have since changed primary residence, added another owner to the deed, transferred the property to a new owner, or died; and

NOW, THEREFORE, BE IT RESOLVED, the Town Board of the Town of Canandaigua directs the Town Assessor, pursuant to NYS Governor's Executive Order 202.83 Continuing Suspension and

Modification of Laws relating to the pandemic disaster emergency, specifically as it pertains to Senior and Disability Exemptions, Section 467 and 459c of the Real Property Tax Law, to grant exemptions and take any such necessary action as described herein; and

BE IT FINALLY RESOLVED, the Town Clerk is directed to provide a copy of this resolution to the Assessor.

RESOLUTION NO. 2021- 016: APPROVAL FOR APPLICATION OF CORRECTION OF TAX ROLL

WHEREAS, corrections to the tax roll are required to remove special district charges from two wholly exempt properties in the Town of Canandaigua, specifically 5262 Parkside Drive and 5655 Goodale Rd; and

WHEREAS, the Town Assessor has completed form RP-554, Application for Corrected Tax Roll, and has submitted it to the Ontario County Real Property Tax Director for approval; and

WHEREAS, once the Ontario County Real Property Tax Director signs off on Part 2 of the application, the official for the tax levying body is instructed to sign Part 3; and

NOW, THEREFORE, BE IT RESOLVED, the Town Board of the Town of Canandaigua hereby authorizes the Town Supervisor to sign Part 3 of the RP-554 forms once they are received from Ontario County Real Property Tax Director.

RESOLUTION NO.2021 - 017: AUTHORIZATION AND TRANSFER OF MONEY FOR CANANDAIGUA WATER TANK STORAGE PROJECT (H26W)

WHEREAS, the Town Board of the Town of Canandaigua (herein after referred to as 'Town Board') has authorized an ongoing Water Capital Improvement Project (H26W) for the construction of two water storage facilities and a booster pump station and associated improvements; and

WHEREAS, the total construction project is \$7,570,000.00; and

WHEREAS, the Town Board has applied to the Environmental Facilities Corporation (EFC) and has been successful in being awarded a WIIA infrastructure improvement grant in the amount of \$3,000,000.00; and

WHEREAS, the remaining \$4,570,000.00 is being made up of a contribution from fund balance and long-term debt financing through municipal bonding by the Canandaigua Consolidated Water District; and

WHEREAS, the Town Board has been made aware that the \$3,000,000.00 from EFC is available and will be disbursed to the Town of Canandaigua; however, the timing to finish processing the paperwork is delayed at a point where a need exists for additional cash flow for the project; and

WHEREAS, the Town of Canandaigua (General Fund) has over two million dollars currently invested that is not drawing much interest due to current rates; and

WHEREAS, the Town Manager has provided an option to the Town Board to consider loaning

\$1,500,000.00 from the investment fund for the project rather than taking out additional bonds at this point with the understanding the grant monies will become available in the next sixty to ninety days; and

NOW THEREFORE BE IT RESOLVED, the Town Board of the Town of Canandaigua does hereby make a loan appropriation in the amount of \$1,500,000.00 to the capital project known as H26W (Canandaigua Consolidated Water District) storage tanks and booster station from the Town of Canandaigua (General Fund) through the booking of a balance sheet entry:

H391.00026W \$ 1,500,000.00 (due from other funds)
H630.00026W \$ 1,500,000.00 (due to other funds) ;and

BE IT FURTHER RESOLVED, the Town Board understands this loan from the General Fund to the Capital Project H26W will be temporary for a period not to exceed ninety days; and

BE IT FURTHER RESOLVED, the Town Board understands if the grant money continues to remain outstanding for a period of longer than sixty days from adoption of this resolution then the Town Manager/Budget Officer shall cause to be executed additional bond anticipation notes not to exceed \$3,570,000.00 to repay the General Fund the amount due to the General Fund and to pay the outstanding obligations associated with the project; and

BE IT FINALLY RESOLVED, the Town Clerk is directed to provide a copy of this resolution to the Town Manager and Finance Clerk.

Attachment #4

RESOLUTION NO. 2021 - 018: AUTHORIZATION OF CONTRACT AGREEMENT WITH MRB GROUP FOR A GREEN INNOVATION GRANT PROGRAM FOR WATER METER REPLACEMENT AND SEQR TYPE II ACTION

WHEREAS, the Town of Canandaigua Town Board, (hereinafter referred to as Town Board) wishes to make application through the New York State Consolidated Funding Application (CFA) under New York State Department of Environmental Conservation (DEC), in conjunction with the New York State Environmental Facilities Corporation (EFC) for the preparation of an engineering report; and

WHEREAS, Town of Canandaigua, Ontario County, supports the submission of a 2021 Consolidated Funding Application (CFA) on behalf of the Town, for the Green Innovation Grant Program (GIGP) to improve water quality and mitigate effects of climate change through the implementation of a water efficiency project; and

WHEREAS, the New York State Environmental Facilities Corporation (EFC), provides a competitive statewide reimbursement grant program through the Clean Water State Revolving Fund (CWSRF) to purchase and install upgraded water meters; and

WHEREAS, the Town Board intends to classify the above referenced Action to be a Type II Action under 6 N.Y.C.R.R. Section 617.5 [c] [27] of the State Environmental Quality Review (SEQR) Regulations are a Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

WHEREAS, the Town of Canandaigua meets the GIGP eligibility and is considered a funding priority for upgrades to their water meter infrastructure; and

WHEREAS, if funding is received it will allow the Town of Canandaigua to upgrade water meters for their residents and deliver better services with less water and protect water sources for the future; and

WHEREAS, MRB Group has quoted a price of \$4,500.00 to be paid by the Canandaigua Consolidated Water District for submission of the grant application (SW500.8310.450); and

NOW THEREFORE BE IT RESOLVED, the Town Board, on behalf of the Town, identifies the Town Manager as the authorized representative for the project, able to execute necessary documents relative to and as required for this application; and

BE IT FURTHER RESOLVED, the Town Board does hereby authorize and obligates local matching funds of the minimum 25% of the total of any grant funding awarded appropriated from the Canandaigua Consolidated water district SW500.8310.200; and

BE IT FURTHER RESOLVED, the Town Board authorizes the Town Manager to execute a proposal with MRB Group to make application on behalf of the Town for an amount not to exceed \$4,500.00; and

BE IT FURTHER RESOLVED, the Town Board does hereby classify the above referenced Action to be a Type II Action under 6 N.Y.C.R.R. Section 617.5 [c] [27] of the State Environmental Quality Review (SEQR) Regulations are a Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

BE IT FURTHER RESOLVED, that the Town of Canandaigua, recognizes and fully supports the submission of the 2021 CFA for a GIGP Water Efficiency Project; and

BE IT FINALLY RESOLVED, the Town Clerk is hereby directed to provide a copy of this resolution to the Town Manager, and Water Superintendent.

Attachment #5

RESOLUTION NO. 2021 – 019: AUTHORIZATION FOR TOWN MANAGER TO EXECUTE DOCUMENTS TO CREATE TEMPORARY PART TIME HUMAN RESOURCE AND PAYROLL COORDINATOR POSITION AND TEMPORARY PART TIME TOWN PLANNER POSITION

WHEREAS, the Town Board of the Town of Canandaigua (herein after referred to as 'Town Board') is aware of recent resignations of Samantha Pierce and Eric Cooper to take on new opportunities; and

WHEREAS, the Town Manager is recommending the creation of a new temporary Human Resource and Payroll Coordinator position, and a temporary Town Planner position in keeping with Resolution No. 2021-008, and Resolution No. 2021-009; and

NOW THEREFORE BE IT RESOLVED, the Town Board does hereby authorize the Town Manager to create the temporary part time position of Human Resource and Payroll Coordinator, and the temporary part time position of Town Planner and for the appointment of Samantha Pierce and Eric Cooper as identified in Resolution No. 2021-008, and Resolution No. 2021-009; and

BE IT FURTHER RESOLVED, the Town Manager is authorized to execute the necessary documents relative to the creation of these temporary part time positions; and

BE IT FINALLY RESOLVED, the Town Clerk is directed to provide a copy of this resolution to the Town Manager.

RESOLUTION NO.2021 - 020: AUTHORIZATION FOR TOWN MANAGER TO EXECUTE PROPOSAL FOR PHASE 1A/1B SURVEY OF OUTHOUSE WEST, INCLUSIVE PLAYGROUND

WHEREAS, the Town Board of the Town of Canandaigua (herein after referred to as 'Town Board') has been made aware of the need for a Phase 1A / Phase 1B Cultural Resource Investigation for Outhouse Park West relating to the proposed construction of the new inclusive playground; and

WHEREAS, Deuel Archaeology who has previously worked with the Town of Canandaigua and the Town's engineer has provided a quote in the amount of \$4,795.00 to perform this service; and

NOW THEREFORE BE IT RESOLVED, the Town Board hereby authorizes the Town Manager to execute the proposal from Deuel Archaeology & Cultural Resource Management in an amount not to exceed \$4,795 to be paid from AA100.7110.201.00000; and

BE IT FINALLY RESOLVED, the Town Clerk is directed to provide a copy of this resolution to the Town Manager.

Attachment #6

RESOLUTION NO. 2021 – 021: RECOGNIZING SELECT FABRICATORS FOR THEIR EFFORTS IN MANUFACTURING AND DISTRIBUTING MASKS TO FRONTLINE WORKERS DURING THE ONSET OF THE COVID-19 PANDEMIC

WHEREAS, the Town Board of the Town of Canandaigua (hereinafter referred to as "Town Board") would like to recognize Select Fabricators for their role in assisting the public during the early weeks of the COVID-19 pandemic; and

WHEREAS, Select Fabricators, recognizing the desperate need for face masks, altered their production lines to produce face masks exclusively and sold them at cost to any parties in need including to the Town of Canandaigua; and

WHEREAS, the Town Board is very appreciative for these efforts on behalf of the community especially during such a difficult time for all manufacturers and appreciates their dedication to the safety and wellbeing of the public and those who serve them; and

NOW THEREFORE BE IT RESOLVED, The Town Board hereby offers its sincere appreciation for and recognizes the generous efforts of Select Fabricators and their employees for their production of PPE during the COVID-19 pandemic; and

BE IT FINALLY RESOLVED, The Town Board directs the Town Clerk to provide a copy of this resolution to Select Fabricators.

RESOLUTION NO. 2021 – 022: APPOINTMENT OF ROCCO POLIMENI TO THE VACANT POSITION ON THE TOWN ENVIRONMENTAL CONSERVATION BOARD

WHEREAS, the Town Board of the Town of Canandaigua (hereinafter referred to as “Town Board”) is aware that a vacancy exists on the Environmental Conservation Board (ECB); and

WHEREAS, the Town Board has solicited for and received resumes and letters of interest from interested persons wishing to serve on the ECB and the ECB has conducted interviews; and

WHEREAS, the ECB is recommending the Town Board appoint Rocco Polimeni to fill the current vacancy on the ECB that will expire on December 31, 2025; and

NOW THEREFORE BE IT RESOLVED, The Town Board hereby appoints Rocco Polimeni to the Environmental Conservation Board effective immediately to fill the current vacant term expiring on December 31, 2025; and

BE IT FINALLY RESOLVED, The Town Board directs the Town Clerk to provide a copy of this resolution to the Town Manager.

Attachment #7

- Approval of the following Town Board Meeting Minutes:
January 11, 2021
- Payment of the Bills
Abstract Claim Fund Totals presented by Town Clerk
Voucher Summary Report for Town Board signatures
(By signing, Town Board members represent they have reviewed the purchases for compliance with the Town’s approved policies & approve of the prepared Voucher Summary Report and the attached invoices)

Utility Abstract dated 1/14/2021 totaling \$ 154,217.38 (2020 expenses)
General fund \$ 20,672.52
Highway fund \$ 375.85
Lighting districts \$ 1,219.67
Water districts \$ 131,949.34

Abstract dated 1/29/2021 totaling \$ 195,313.00 (2020 expenses)
General fund \$ 65,584.12
Highway fund \$ 95,318.50
Capital projects \$ 19,909.80
Water districts \$ 14,500.58

Abstract dated 1/29/2021 totaling \$ 490,939.33 (2021 expenses)
General fund \$ 188,349.92
Highway fund \$ 71,739.38
Fire protection districts \$ 19.85
Water districts \$ 230,830.18

- Privilege of the Floor
- Other Business
- Privilege of the Floor
- Executive Session, as requested
- Adjournment

ATTACHMENT 1

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Monday, January 25, 2021 9:09 AM
To: 'Cathy Menikotz'; 'Gary Davis'; 'Jared Simpson'; 'Linda Dworaczyk'; 'Terry Fennelly'
Cc: Sarah Reynolds
Subject: FW: Race Track

TB – FYI
Sarah – for communication binder please

Douglas E. Finch, Town Manager

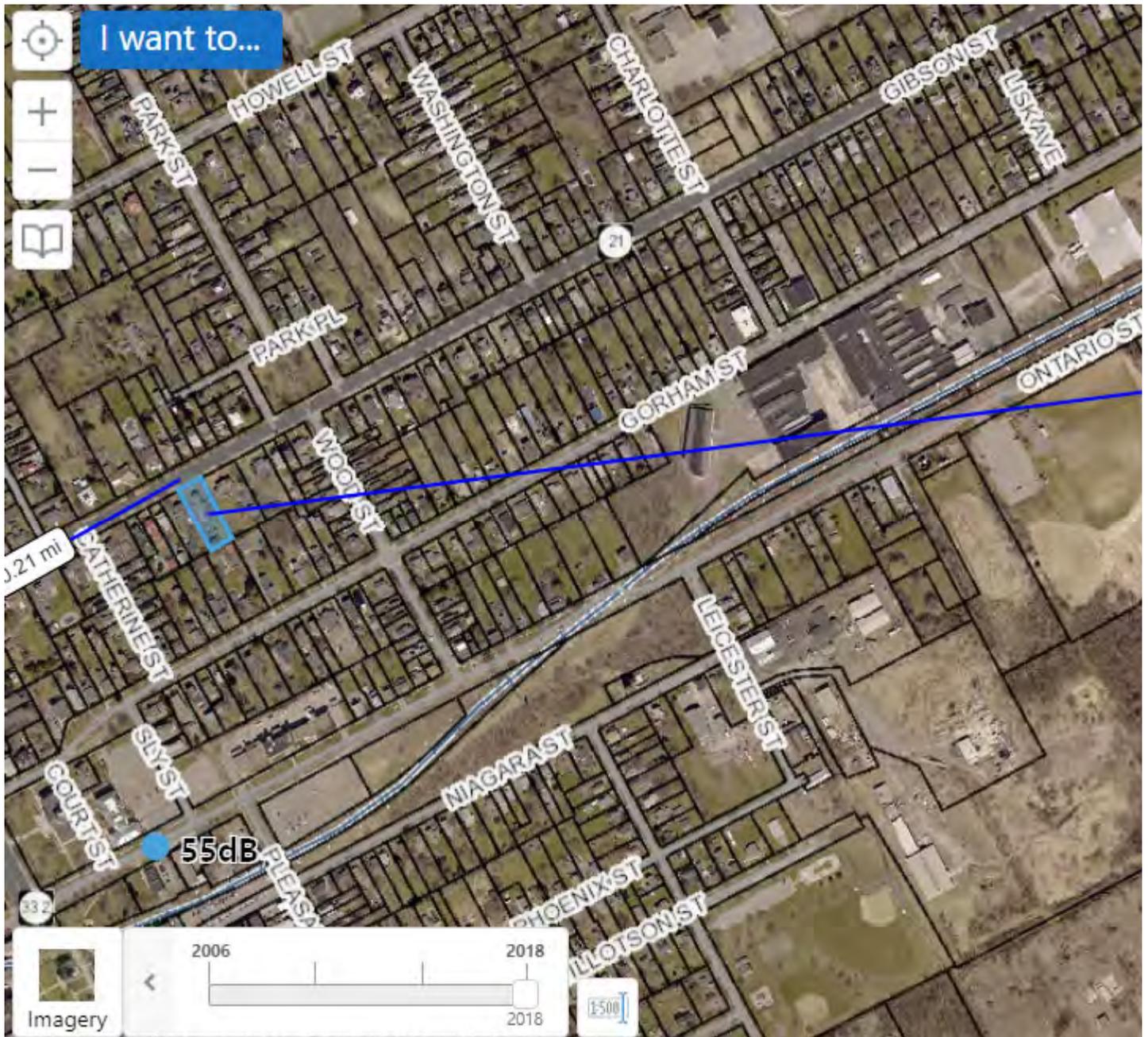
Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: John D. Goodwin <John.Goodwin@canandaiguanewyork.gov>
Sent: Monday, January 25, 2021 9:03 AM
To: Thomas Lyon <Thomas.Lyon@CanandaiguaNewYork.gov>; Steve Uebbing <Steve.Uebbing@CanandaiguaNewYork.gov>; Karen White <Karen.White@CanandaiguaNewYork.gov>; Bob Palumbo <Bob.Palumbo@CanandaiguaNewYork.gov>; Dan Unrath <dan.unrath@canandaiguanewyork.gov>; David Baker (david.baker@co.ontario.ny.us) <david.baker@co.ontario.ny.us>; Erich Dittmar <Erich.Dittmar@canandaiguanewyork.gov>; James Terwilliger <James.Terwilliger@CanandaiguaNewYork.gov>; Nick Cutri <Nick.Cutri@CanandaiguaNewYork.gov>; Renée Sutton <Renee.Sutton@CanandaiguaNewYork.gov>; Rich Russell (rich.russell@co.ontario.ny.us) <rich.russell@co.ontario.ny.us>; Rob Richardson <rrichardson@canandaiguanewyork.gov>; David K. Hou <dhou@boylanocode.com>
Cc: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Subject: RE: Race Track

Thomas,

As previously reported, on Saturday, August 8, 2020, we had several data points collected. Below is a table of the data. I also provided below a map. The blue rectangle on the left is the Yacci's house. The measurement is approximately from the corner of their deck to the track (1.43 miles). The blue dots represent where the data points were observed.

<u>Location</u>	<u>Average Decibel</u>	<u>Approximate Reference</u>
Police station	55 dB (moderate)	light traffic / conversation volume
Ontario St @ City Line	65 dB (moderate)	Busy street / Alarm Clock
Saltonstall St @ City Line	65 dB (moderate)	Busy street / Alarm Clock
Co Rd 10 – IFO Racetrack	90 dB (very loud)	Lawn Mower/ Train passing



John D. Goodwin
City Manager
2 North Main Street
Canandaigua, NY 14424
585-337-2174
Fax: 585-396-5016



From: Thomas Lyon <Thomas.Lyon@CanandaiguaNewYork.gov>
Sent: Sunday, January 24, 2021 11:47 AM

To: Steve Uebbing <Steve.Uebbing@CanandaiguaNewYork.gov>; Karen White <Karen.White@CanandaiguaNewYork.gov>; Bob Palumbo <Bob.Palumbo@CanandaiguaNewYork.gov>; John D. Goodwin <John.Goodwin@canandaiguaneuwyork.gov>; Dan Unrath <dan.unrath@canandaiguaneuwyork.gov>; David Baker (david.baker@co.ontario.ny.us) <david.baker@co.ontario.ny.us>; Erich Dittmar <Erich.Dittmar@canandaiguaneuwyork.gov>; James Terwilliger <James.Terwilliger@CanandaiguaNewYork.gov>; Nick Cutri <Nick.Cutri@CanandaiguaNewYork.gov>; Renée Sutton <Renee.Sutton@CanandaiguaNewYork.gov>; Rich Russell (rich.russell@co.ontario.ny.us) <rich.russell@co.ontario.ny.us>; Rob Richardson <rrichardson@canandaiguaneuwyork.gov>; David K. Hou <dhoul@boylancode.com>
Cc: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Subject: Re: Race Track

John, could you share the noise tests Canandigua PD conducted? I can't seem to find it, and it sounds like others may not as well.

Knowing what data we already have might help determine what data is missing to make an informed decision.

Thomas F.T. Lyon
Council Member At-Large

From: Steve Uebbing
Sent: Sunday, January 24, 2021 8:18:47 AM
To: Karen White; Bob Palumbo; John D. Goodwin; Dan Unrath; David Baker (david.baker@co.ontario.ny.us); Erich Dittmar; James Terwilliger; Nick Cutri; Renée Sutton; Rich Russell (rich.russell@co.ontario.ny.us); Rob Richardson; Thomas Lyon; David K. Hou
Cc: Doug Finch, Town Manager
Subject: Re: Race Track

I agree with Karen in that no one seems to have the data. It would be great if we had the actual data so we can understand the problem.

From: Karen White
Sent: Thursday, January 21, 2021 9:18 AM
To: Bob Palumbo; John D. Goodwin; Dan Unrath; David Baker (david.baker@co.ontario.ny.us); Erich Dittmar; James Terwilliger; Nick Cutri; Renée Sutton; Rich Russell (rich.russell@co.ontario.ny.us); Rob Richardson; Steve Uebbing; Thomas Lyon; David K. Hou
Cc: Doug Finch, Town Manager
Subject: Re: Race Track

Thanks Bob. I talked to Nancy prior to the Tuesday meeting. She was adamant that the track is louder than previous years.

I don't think she has data to prove that. Possibly new construction, reduction of trees, etc. have affected the volume. I still don't

see a solution or position from the City that will help.

Good idea to involve the Supervisors.

Karen

From: Bob Palumbo

Sent: Thursday, January 21, 2021 6:55 AM

To: John D. Goodwin; Dan Unrath; David Baker (david.baker@co.ontario.ny.us); Erich Dittmar; James Terwilliger; Karen White; Nick Cutri; Renée Sutton; Rich Russell (rich.russell@co.ontario.ny.us); Rob Richardson; Steve Uebbing; Thomas Lyon

Cc: Doug Finch, Town Manager

Subject: Re: Race Track

Good morning, I called Mike and Nancy Yacci yesterday, we had a good conversation about the issue. I used the dog park as example in my opinion was the best way for them to move forward. Get financial support from those that agree with them and do a professional study. Unlike the dog park I don't think there would be City and Town support(my opinion) moving forward from there. They are not pleased that the City or Town are not supporting their cause. I gave them Supervisor Baker's and Russell contact info as well.

Bob Palumbo, Mayor

City of Canandaigua, NY

From: John D. Goodwin

Sent: Tuesday, January 19, 2021 8:45 PM

To: Bob Palumbo; Dan Unrath; David Baker (david.baker@co.ontario.ny.us); Erich Dittmar; James Terwilliger; John D. Goodwin; Karen White; Nick Cutri; Renée Sutton; Rich Russell (rich.russell@co.ontario.ny.us); Rob Richardson; Steve Uebbing; Thomas Lyon

Cc: Doug Finch, Town Manager

Subject: Race Track

Mayor and City Council,

Attached are the documents that Doug referenced during the meeting tonight

John D. Goodwin

City Manager

2 North Main Street

Canandaigua, NY 14424

585-337-2174

Fax: 585-396-5016



From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Tuesday, January 19, 2021 8:44 PM
To: John D. Goodwin <John.Goodwin@canandaiguanewyork.gov>
Subject: minutes 1976

CAUTION: This email originated from outside of the City of Canandaigua organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

FYI

Douglas E. Finch, Town Manager

Town of Canandaigua

5440 Route 5&20W

Canandaigua, NY 14424

Phone: (585)394-1120 ext. 2234

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Monday, January 25, 2021 8:10 AM
To: Sarah Reynolds
Subject: FW: 3850 West Lake Road - Comment

Please add to communication

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Cathy Menikotz <cmenikotz@townofcanandaigua.org>
Sent: Sunday, January 24, 2021 8:11 PM
To: Doug Finch <DFinch@townofcanandaigua.org>; Jean Chrisman <jchrisman@townofcanandaigua.org>
Subject: Fwd: 3850 West Lake Road - Comment

Please add to communications binder. Thank you.

From: Mastin Jones <mastinj@gmail.com>
To: cmenikotz@townofcanandaigua.org, tbloom@townofcanandaigua.org
Date: Sat, 23 Jan 2021 12:15:29 -0500
Subject: 3850 West Lake Road - Comment

Hello!

My name is Mastin Jones, and I own 3545 West Lake. I've been following the story around the town's examination of two properties, one of which is (I believe) 3850 West Lake.

It is my opinion that the town should move to purchase the less expensive 3850 West Lake property to turn into public shorefront. I say this as a lakefront property owner just a short distance south of this. The lake is a tremendous resource that the town should strive to:

- 1) Make available to as many residents as possible who do not live with lakefront access
- 2) Seek to conserve undeveloped shorefront where possible

I am very supportive of the town moving forward to purchase the land at 3850 for these reasons. Particularly on the north side of the lake, undeveloped shoreline is at a premium, and allowing it to remain undeveloped while also increasing access for the town's residents would be a win-win.

I do not have a strong opinion on the 2nd, more expensive property, only that it seems that a \$5.8M listing price seems like a lot for the town to take on. That said it is certainly a once-in-a-great-while opportunity, and I think the idea of a museum of sorts would be fascinating.

Thanks for your time -
Mastin Jones

3545 West Lake Rd

[617-460-5778](tel:617-460-5778)

sreynolds@townofcanandaigua.org

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Monday, January 25, 2021 8:30 AM
To: Sarah Reynolds
Subject: FW: Sales Tax Withholding for Distressed Provider Assistance Account

For communication binder

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Cathy Menikotz <cmenikotz@townofcanandaigua.org>
Sent: Friday, January 22, 2021 2:23 PM
To: Kate Silverstrim <ksilverstrim@townofcanandaigua.org>; Doug Finch <DFinch@townofcanandaigua.org>
Subject: Fwd: Sales Tax Withholding for Distressed Provider Assistance Account

FYI
The emails are coming in fast and furious!

From: LGSAMonitoring@osc.state.ny.us
To: cmenikotz@townofcanandaigua.org
Date: Fri, 22 Jan 2021 14:02:10 -0500
Subject: Sales Tax Withholding for Distressed Provider Assistance Account



Dear Town Supervisor Menikotz:

I am writing to communicate important information about the distribution of local sales tax revenue in Ontario County beginning in February 2021. Changes to New York State Tax Law [1](#) require the Office of the State Comptroller (OSC) to withhold local sales tax collections from counties in

quarterly installments and deposit these funds into the Distressed Provider Assistance Account (“DPA Account”), to fund financially distressed hospitals and nursing homes. OSC is required to withhold \$520,144 from sales tax distributions to Ontario County on February 4, 2021. If your municipality has a sales tax sharing agreement or arrangement with Ontario County, the new State Tax Law provisions could impact the amount of funds available for sharing under that agreement or arrangement.

To learn more about the DPA Account withholding, local officials can [view on demand](#) the OSC webinar held on December 16, “Local Government Impact from Sales Tax Withholding Programs”. [The County Sales Tax Distributions and Withholdings page](#) on our website provides more detail on these withholdings. This page also reflects the quarterly withholdings that will begin in April 2021. If you have any questions about these withholdings, please contact the Monitoring and Analysis Unit at 866-321-8503, option 3 or at LGSAMonitoring@osc.ny.gov.

Sincerely,
Elliott Auerbach
Deputy Comptroller

cc: CEO

¹. [L. 2020, ch. 56, Part ZZ](#)

Office of the New York State Comptroller
110 State Street - Albany, NY 12236



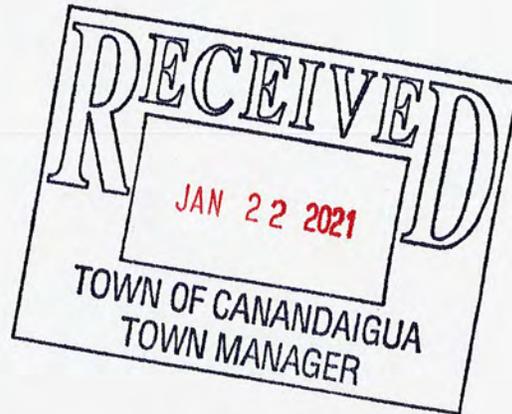
Notice: This communication, including any attachments, is intended solely for the use of the individual or entity to which it is addressed. This communication may contain information that is protected from disclosure under State and/or Federal law. Please notify the sender immediately if you have received this communication in error and delete this email from your system. If you are not the intended recipient, you are requested not to disclose, copy, distribute or take any action in reliance on the contents of this information.



January 13, 2021

Certified Mail –
Return Receipt Requested

Mr. Doug Finch
Town Manager
Town of Canandaigua
5440 Route 5 & 20 West
Canandaigua, NY 14424



RE: CEO Notification and Transmittal of LIHTC Program Application Documents

Low-Income Housing Credit Program

Project Name: CreekView Apartments Phase II
Project Location: Canandaigua, NY
Project Sponsor: Baldwin Real Estate Development Corporation

Dear Mr. Finch,

This is to inform you of our intention to submit the above-referenced project application to the New York State Division of Housing and Community Renewal (DHCR) for consideration under the Low-Income Housing Credit (LIHTC) Program.

The LIHTC Program was established by the Tax Reform Act of 1986 (under Section 42 of the Internal Revenue Code), which authorized federal assistance in the form of tax credits issued to owners of rental housing units that are reserved for and occupied by households with incomes of 60% or less of the area median income (AMI). An Income Averaging election was established by the Consolidated Appropriations Act of 2018, allowing housing units occupied by households with incomes of 80% AMI or less to qualify for LIHTC, if the average of designated income limitations on applicable housing units does not exceed 60% AMI.

Under the Internal Revenue Code Section 42(m)(1)(A)(ii), an allocation of LIHTC to a project cannot be made unless the chief executive officer (or the equivalent) of the local jurisdiction within which the proposed project is located has been notified and provided a reasonable opportunity to comment on the project.

Mr. Doug Finch
January 13, 2021
Page 2

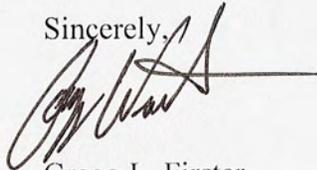
If you have any comments regarding the proposed project described in the attached application documents, please submit them within 20 days of receipt of this notification letter to:

New York State Division of Housing and Community Renewal (DHCR)
38-40 State Street
Albany, New York 12207
Attention: Arnon Adler, Program Manager
(518) 486-5044

The returned certified mail postal receipt for this package, accepted and signed for by your office, or other evidence of your receipt of this notification letter and the accompanying documents, will be forwarded to DHCR to serve as proof that the requirements of Section 42(m)(1)(A)(ii) have been met by this LIHTC Program applicant.

If you wish to discuss the application or any other aspect of the proposed project, please feel free to contact me at the address above or call me at 585-292-0480.

Sincerely,



Gregg L. Firster
Vice President, Affordable Housing Development

Enclosed DHCR Application Documents:
Exhibit B-1: Request for Multifamily Finance 9% Programs
Attachment B-2: Project Narrative
Exhibit B-3: Project Summary
Summary Tab from the 9% LIHTC Underwriting Application
cc: Arnon Adler, DHCR

Exhibit B-1 – HCR Multifamily Finance 9% Programs State Housing Goals:

- I. Table of Contents, pp 1
- II. How CreekView Apartments Phase II meets two State Goals, pp 2
 - a. Community Renewal and Revitalization Projects
 - b. Workforce Opportunity Projects
- III. Rezoning Local Law 15 of 2017 – Town of Canandaigua, pp 3
- IV. RTS Bus Schedule and map, pp 13

Exhibit B-1 – State Housing Goals

Community Renewal and Revitalization Projects:

CreekView Apartments II specifically addresses Town of Canandaigua municipal goals as described in its most recent Comprehensive Plan and other approved action plan goals. **The site was rezoned specifically for this project** per Local Law #15 of 2017 attached in Tab B-2 as confirmed in a letter from Canandaigua Town Manager Doug Finch in C-2. Local Law #15 of 2017 was created to rezone this subject property to establish a Zoning District Change from Community Commercial to Mixed Use Overlay to allow for multifamily housing, appropriate setbacks, and area requirements.

As an infill new construction project directing investment, jobs, and increased tax base to the community, CreekView Phase II **clearly advances** economic development objectives within the State's Plan as well as those routinely sponsored at the County and Town levels. CreekView Phase II units directly advances stated needs to provide housing alternatives for low income families within Canandaigua and the surrounding area. It is a complementary project to the recently completed and fully occupied CreekView Phase I development and is part of a larger housing and development plan along County Road 10 as approved by the Town of Canandaigua. The project also complements major investments made in the Town by private and public investors including market rate housing, a new hotel, and NY Kitchen (formerly NY Wine and Culinary Center) near the lake side.

CreekView Phase II also strives to fundamentally improve the quality of life for residents and the larger community by **achieving NYSERDA New Construction - Housing Program Tier III status, participating in the Passive House Institute Certification Program (similar to Phase I) and securing a NYSERDA's Building of Excellence Program award of \$1 million.**

Workforce Opportunity Projects:

CreekView Apartments II is a safe half mile walk on a walking path created by Phase I to a regular – 7 days a week -- bus route; RTS Bus Route 252 (see attached schedule). In addition, the Rochester Transit Authority has committed (see the attached RTS letter) to work extend this current bus route to the project and loop in at a dedicated bus stop that will accommodate both phases at CreekView. This current **bus route is a repetitive, fixed, regular and continuing bus route** that connects residents of CreekView I and II to jobs and amenities throughout the Canandaigua area, Ontario County and into downtown Rochester.

STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
WWW.DOS.NY.GOV

ANDREW M. CUOMO
GOVERNOR

ROSSANA ROSADO
SECRETARY OF STATE

TOWN OF CANANDAIGUA
TOWN CLERK
AUG 16 2017
RECEIVED
[Signature]
RECEIVED

August 11, 2017

Jean Chrisman
Town Clerk
5440 Routes 5 & 20 West
Canandaigua NY 14474

RE: Town of Canandaigua, Local Law 13, 14, 15, 16 2017, filed on July 27, 2017

Dear Sir/Madam:

The above referenced material was filed by this office as indicated. Additional local law filing forms can be obtained from our website, www.dos.ny.gov.

Sincerely,
State Records and Law Bureau
(518) 473-2492

LL 13 of 2017 - Tax Cap Override
LL 14 of 2017 - mwo Extension East Side
of Rt 364
→ LL 15 of 2017 - Rezone - Di Marco
Project CR10 + CR46
LL 16 of 2017 - Clarification of Definition
of Accessory Bldg +
Structure



Department
of State

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one:)

of Canandaigua

Local Law No. 15 of the year 2017

A local law To Rezone Parcels TM# 84.00-1-19.000, 84.00-1-20.110, 84.00-1-20.120 and
(Insert Title)
84.00-1-43.100 from Community Commercial (CC) to Mixed Use Overlay (MUO)

By Amending the Official Zoning Map to Reflect These Changes

Be it enacted by the Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one:)

of Canandaigua as follows:

see Attachment A and Attachment B

(If additional space is needed, attach pages the same size as this sheet, and number each.)

TOWN OF CANANDAIGUA
LOCAL LAW # 15 OF 2017

ATTACHMENT "A"

Be it enacted by the Town Board of the Town of Canandaigua as follows:

SECTION ONE. Intent. The intent of this Local Law is to re-designate the real property located at the southwest corner of the intersection of County Roads 10 & 46 in the Town of Canandaigua from the CC Community Commercial zoning district to the Mixed Use Overlay zoning district by amending the official zoning map of the Town of Canandaigua.

SECTION TWO. Identification of Property to be Re-Zoned. The property to be re-zoned is located at the southwest corner of the intersection of County Roads 10 & 46 in the Town of Canandaigua, as more specifically shown on the attached plans entitled "Overall Preliminary and Phase 1 Final Plans" prepared by BME Associates, dated February 1, 2017, revised on February 14, 2017, which were received by the Town of Canandaigua Development Office on February 17, 2017. Said plan is attached hereto and made a part herein as Attachment "B". The tax map identification numbers of the parcels to be re-zoned are: 84.00-1-19.000, 84.00-1-20.110, 84.00-1-20.120, and 84.00-1-43.100.

SECTION THREE. Zone District Classification Change from CC Community Commercial to MUO Mixed Use Overlay. The parcels of land described in Section Two shall be, and the same hereby are, transferred from the CC Community Commercial zoning district to the MUO Mixed Use Overlay zoning district as said zoning districts are defined and regulated by Town Code Chapter 220, as amended from time to time, and as specifically amended by this Local Law.

SECTION FOUR. Setback and Area Requirements. Based on the project descriptions, including the Overall Proposed Preliminary and Phase 1 Final Plans referenced in Section Two, above, submitted to the Town of Canandaigua by the applicant as of the date this local law is passed, the Town Board of the Town of Canandaigua hereby establishes the following setback, dimensional, and other area requirements for the land rezoned herein:

A. Setbacks

1. Front: 75' from County Road; 30' from Town Road
2. Side: 20'
3. Rear: 20'
4. Internal Setbacks from roadways, parking, and driveways: 15'

B. Maximum Building height: 35'

C. Minimum Distance Between Buildings: 30'

- D. Maximum Building Coverage: 35%
- E. Maximum Density: 6.0 dwelling units per acre
- F. Required Open Space: minimum 40%
- G. Maximum Lot Coverage: 15%
- H. Minimum Parking Stall Size: 9' x 18'
- I. Minimum Handicap Accessible Parking Stall Size: 9' x 18' with 9' x 18' access
- J. Minimum Parking Spaces Required: 2 spaces per dwelling unit.

The requirements established herein are specific to the project descriptions and plans submitted by the applicant. If, in the opinion of the Town Board, the project changes significantly, or if the applicant fails to receive approvals from the Town of Canandaigua Planning Board, these requirements shall be void and all of the bulk and area requirements established herein shall revert back to those set for the CC Community Commercial zoning district in Town Code Chapter 220.

SECTION FIVE. Amendment of Official Zoning Map of the Town of Canandaigua. The Town Clerk of the Town of Canandaigua is hereby directed to amend the Official Zoning Map of the Town of Canandaigua to reflect the change in zoning district classification accomplished by this Local Law.

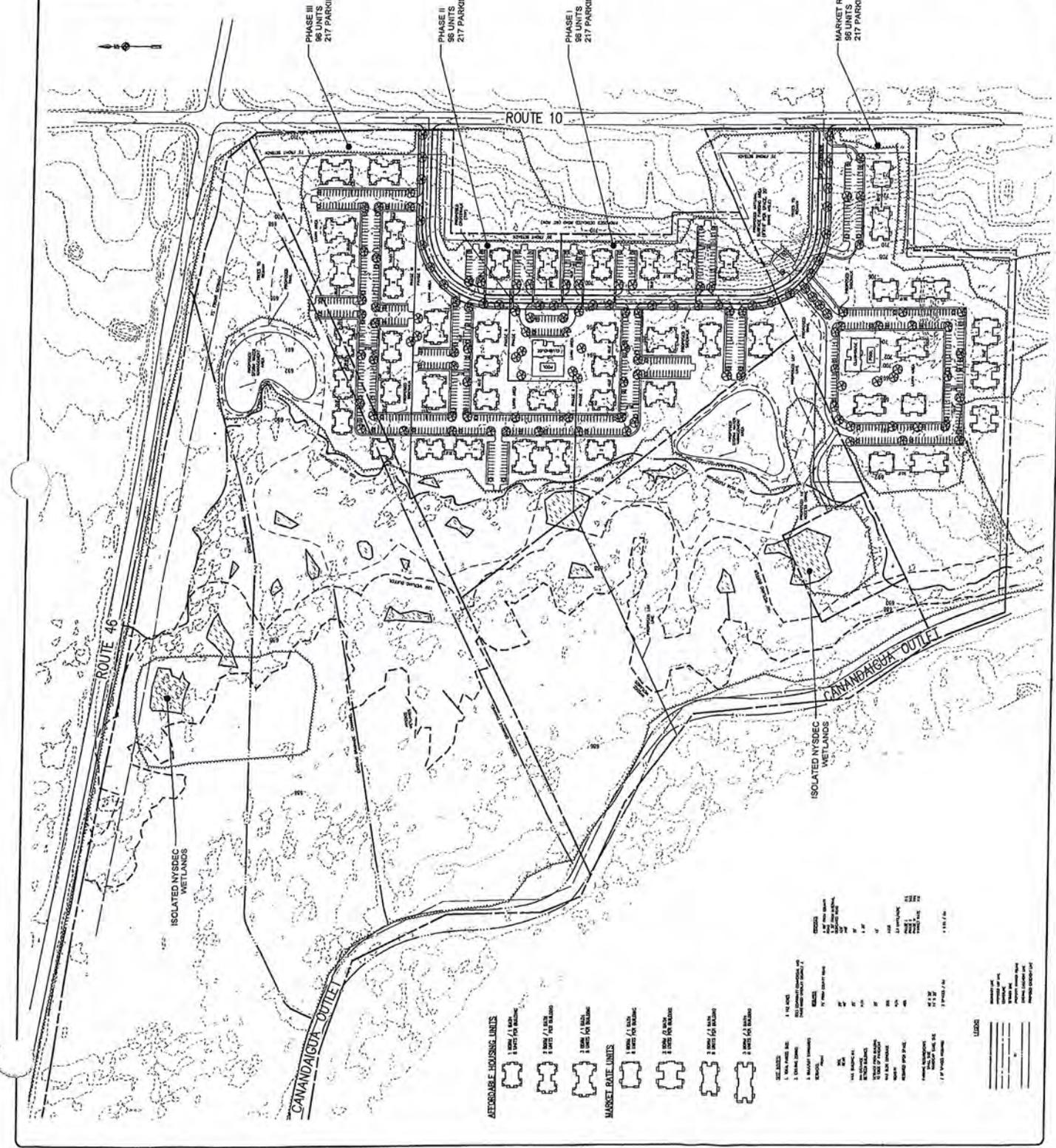
SECTION SIX. Authority and Supersession Effect. This Local Law is enacted pursuant to authority conferred by the New York State Municipal Home Rule Law and Town of Canandaigua Town Code § 220-33. To the extent that this Local Law, or the manner of its adoption, is inconsistent with New York State Town Law, the Town Code of the Town of Canandaigua, or any other statute or local law, this Local Law shall prevail.

SECTION SEVEN. Savings Clause. The provisions of this Local Law shall not affect or impair any action done, offense committed, or right accruing, accrued, or acquired, or liability or penalty, forfeiture or punishment incurred prior to the time this Local Law takes effect but the same may be enjoyed, asserted, enforced, prosecuted, or inflicted as fully and to the same extent as if such Local Law had not been enacted.

SECTION EIGHT. Partial Invalidity. If any provision of this Local Law or the application thereof to any person or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remainder of this Local Law, but shall be confined in its operation to the provision, person, or circumstance directly involved in the controversy in which said judgment shall have been rendered.

SECTION NINE. Effective Date. This Local Law shall take effect immediately upon filing with the New York State Secretary of State.

ATTACHMENT "B"



- APPROXIMATE HOUSING UNITS**
- 1 UNIT / 1 BDR
 - 2 UNITS / 2 BDR
 - 3 UNITS / 3 BDR
 - 4 UNITS / 4 BDR
- MARKET RATE UNITS**
- 1 UNIT / 1 BDR
 - 2 UNITS / 2 BDR
 - 3 UNITS / 3 BDR
 - 4 UNITS / 4 BDR

LEGEND

ISOLATED NYSDEC WETLANDS	1" = 10' SCALE
PHASE I	1" = 10' SCALE
PHASE II	1" = 10' SCALE
PHASE III	1" = 10' SCALE
MARKET RATE APARTMENTS	1" = 10' SCALE
PARKING SPACES	1" = 10' SCALE
ROADS	1" = 10' SCALE
UTILITIES	1" = 10' SCALE
BOUNDARIES	1" = 10' SCALE
PROPOSED	1" = 10' SCALE
EXISTING	1" = 10' SCALE

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 15 of 2017 of the ~~(County)~~(City)(Town)(Village) of Canandaigua was duly passed by the Town Board on July 17 2017, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ and was deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ on _____ 20____.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 ____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 ____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.

[Handwritten Signature]

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 7/24/2017

(Seal)

AFFP
34713 muo

Affidavit of Publication

STATE OF NEW YORK }
COUNTY OF ONTARIO } SS

LEGAL NOTICE
PUBLIC HEARING NOTICE

Sarah Austin, being duly sworn, says:

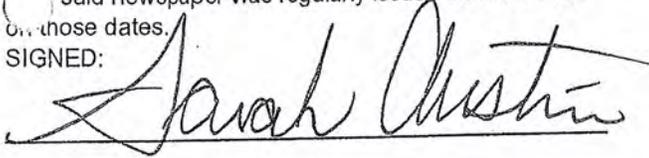
That she is Principal Clerk of the Daily Messenger, a weekly newspaper of general circulation; printed and published in Canandaigua, Ontario County, New York; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

June 06, 2017

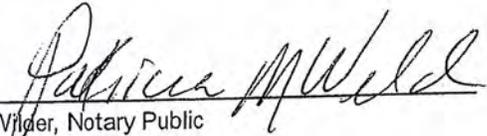
PLEASE TAKE NOTICE, that the Town of Canandaigua Town Board will be conducting a public hearing on a draft local law to amend the Official Zoning Map to rezone Tax Map Parcels 84.00-1-19.000, 84.00-1-20.110, 84.00-1-20.120 and 84.00-1-43.100 from CC (Community Commercial) to MUO (Mixed Use Overlay) for the purpose of constructing a 386 unit apartment complex (288 affordable apartments and 98 market rate apartments). The public hearing will be held on Monday, June 19, 2017, at 6:00 p.m. in the lower level public meeting room of the Town Hall, located at 5440 Routes 5 & 20 West, Canandaigua, New York. All persons of interest will be heard at this time and date. Written comments may be submitted prior to the meeting to Town Clerk Jean Chrisman at jchrisman@townofcanandaigua.org. A copy of the application and draft local law may be viewed during normal business hours in the Town of Canandaigua Town Clerk's Office or on the Town's website (townofcanandaigua.org).
By order of the Town Board,
May 15, 2017.
Jn 06
34713

○ said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 6th day of June 2017.


Patricia M Wilder, Notary Public
Ontario County, New York

My commission expires: January 31, 2018

09100161 00034713

TOWN OF CANANDAIGUA *LE*
5440 ROUTE 5 & 20 WEST
CANANDAIGUA, NY 14424

Route Service

We offer route service throughout Ontario County. Keep in mind that the bus stops shown on all RTS Ontario routes are only the major stops. There are additional stops along the route.

Route Fares (one-way)

Adults	\$1.00
Seniors 60+	\$0.50
Persons with Disabilities	\$0.50
Children (under 5)	FREE*

*When accompanied by a fare-paying adult.

Deviated Route Service

We offer Deviated Route Service for travel within ¼ mile of route service, curb to curb. If you cannot reach regular bus stops, route deviation may be a good option for you. To reserve a ride, call the RTS Ontario during regular business hours between 48 hours and up to one week in advance of your desired trip. Weekend and Monday reservations must be called in by 3:00 p.m. on Friday.

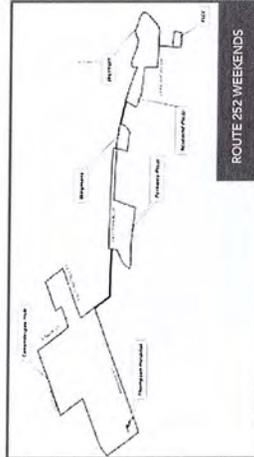
Deviated Route Service (one-way)

\$2.00 (Discounted fares do not apply for Deviated Route Service)

RTS Ontario Connects

Connections with RTS Wayne, RTS Seneca and RTS in Monroe County

RTS Ontario connects to Wayne, Seneca and Monroe Counties through service with RTS. Regional Connectivity schedule information is available at myRTS.com or by calling 585-394-2250.



Dial-A-Ride Service

We offer Dial-A-Ride service for travel outside ¼ mile of route service curb to curb on a first come, first served basis, Monday through Friday from 7:00 a.m. to 7:00 p.m. To schedule a Dial-A-Ride, call the RTS Ontario office Monday through Friday between 9:00 a.m. and 3:00 p.m. at least 48 hours in advance of your desired date of travel. When you call, we will inform you if your ride is within or between Zone 1 or 2.

Dial-A-Ride Fares (one-way)

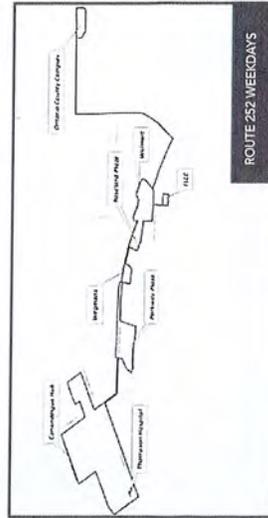
Within Zone 1 or Zone 2	\$5.00
Between Zone 1 and Zone 2	\$10.00

Value Passes

Save money by purchasing a value pass, available on any RTS Ontario bus and valid on RTS Genesee, RTS Livingston, RTS Orleans, RTS Livingston, RTS Seneca, RTS Wayne and RTS Wyoming routes. To purchase, simply tell the Bus Operator you'd like to buy a value pass.

Value Passes

\$10 Value Pass	11 rides
\$20 Value Pass	23 rides



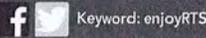
**ROUTE 252
CANANDAIGUA SOUTH**
EFFECTIVE JULY 31, 2017

Enjoy the ride!

RTS Ontario wants to do more than get you to your destination safely and on time. We want to make your ride enjoyable too. So whether you're riding our route service or our Dial-A-Ride service – we hope you enjoy the ride.



For more information visit myRTS.com



2930 County Road 48
Canandaigua, NY 14424

585-394-2250
myRTS.com

ROUTE 252 - CANANDAIGUA SOUTH

WEEKDAYS

Canandaigua Transit Hub/74 West Ave	Thompson Hospital	360 Parrish Street	Antis/Byrne Dairy	Myronville	Northland Plaza	FLCC/Lakehouse Campus	Walmart	Canandaigua Town Center	400 Parrish St	Thompson Research Complex	Canandaigua Transit Hub/74 West Ave	VA Medical Center	Fair Hill Apartments	Trinity Station/Aspett Transit	Liberty Apartments	Tobias	Hopkiss/Chase	Camden Square	Wood Library/Willis Lulu	VA Medical Center	Swissvale	Jefferson Square	Canandaigua Transit Hub/74 West Ave	
6:30	6:35	6:38	6:43	6:46	6:48	6:52	7:02	7:11	7:16	7:22	7:24	7:30	7:35	7:38	7:44	7:46	7:48	7:52	8:02	8:11	8:16	8:22	8:24	8:30
8:30	8:35	8:38	8:43	8:46	8:48	8:52	9:02	9:11	9:16	9:22	9:24	9:30	9:35	9:38	9:44	9:46	9:48	9:52	10:02	10:11	10:16	10:22	10:24	10:30
10:30	10:35	10:38	10:43	10:46	10:48	10:52	11:02	11:11	11:16	11:22	11:24	11:30	11:35	11:38	11:44	11:46	11:48	11:52	12:02	12:11	12:16	12:22	12:24	12:30
12:30	12:35	12:38	12:43	12:46	12:48	12:52	1:02	1:11	1:16	1:22	1:24	1:30	1:35	1:38	1:44	1:46	1:48	1:52	2:02	2:11	2:16	2:22	2:24	2:30
2:30	2:35	2:38	2:43	2:46	2:48	2:52	3:02	3:11	3:16	3:22	3:24	3:30	3:35	3:38	3:44	3:46	3:48	3:52	4:02	4:11	4:16	4:22	4:24	4:30
4:30	4:35	4:38	4:43	4:46	4:48	4:52	5:02	5:11	5:16	5:22	5:24	5:30	5:35	5:38	5:44	5:46	5:48	5:52	6:02	6:11	6:16	6:22	6:24	6:30
6:30	6:35	6:38	6:43	6:46	6:48	6:52	7:02	7:11	7:16	7:22	7:24	7:30	PM times are listed in bold.											

WEEKENDS

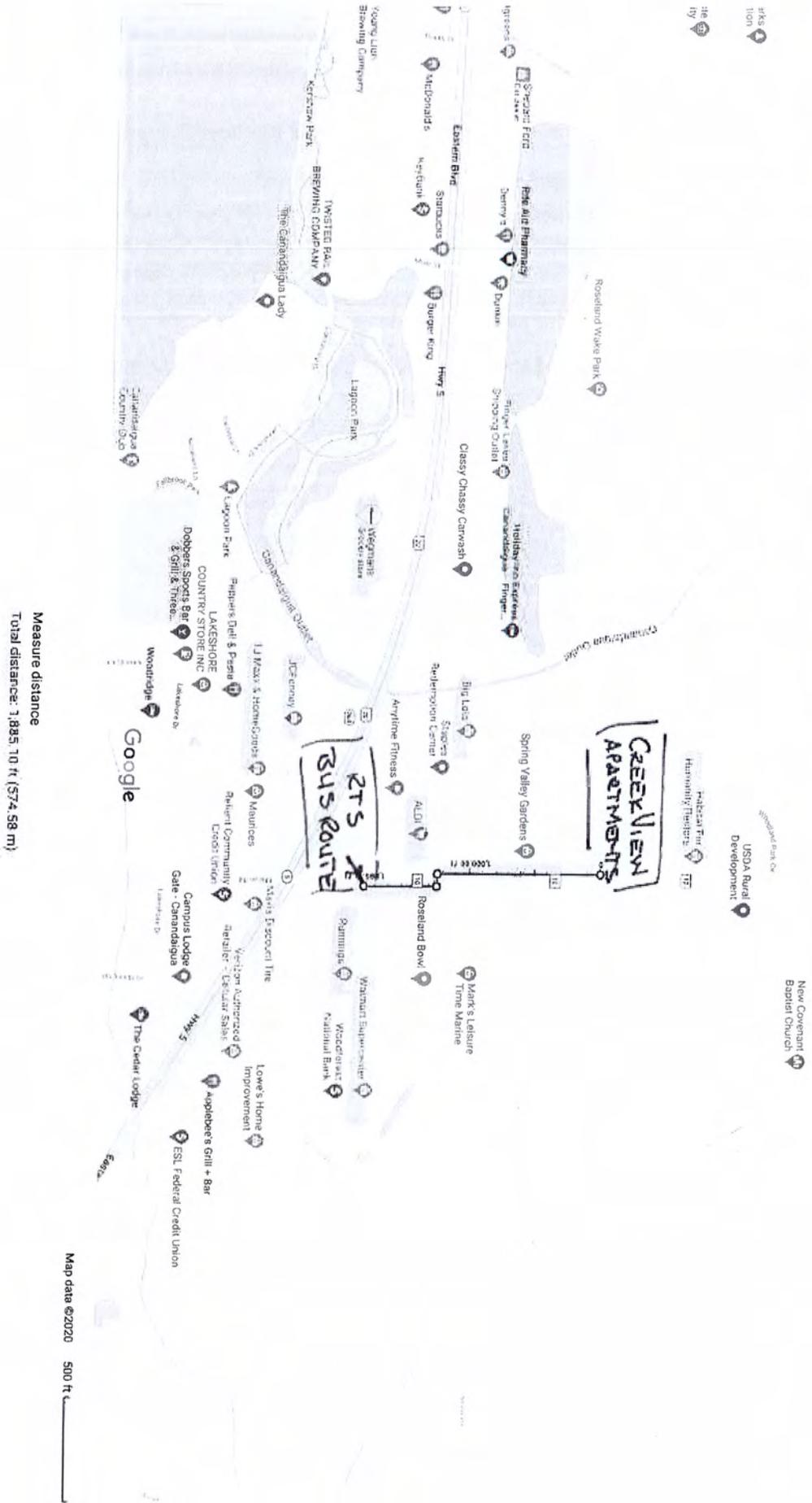
Canandaigua Transit Hub/74 West Ave	Thompson Hospital	360 Parrish Street	Antis/Byrne Dairy	Myronville	Northland Plaza	FLCC/Lakehouse Campus	Walmart	Canandaigua Town Center	400 Parrish St	Thompson Research Complex	Canandaigua Transit Hub/74 West Ave	VA Medical Center	Fair Hill Apartments	Trinity Station/Aspett Transit	Liberty Apartments	Tobias	Hopkiss/Chase	Camden Square	Wood Library/Willis Lulu	VA Medical Center	Swissvale	Jefferson Square	Canandaigua Transit Hub/74 West Ave
9:30	9:35	9:38	9:43	9:46	9:50	9:56	10:00	10:05	10:10	10:20	10:30	10:35	10:38	10:42	10:44	10:49	10:52	10:55	11:00	11:05	11:20	11:25	11:30
11:30	11:35	11:38	11:43	11:46	11:50	11:56	12:00	12:05	12:10	12:20	12:30	12:35	12:38	12:42	12:44	12:49	12:52	12:55	1:00	1:05	1:20	1:25	1:30
2:00	2:05	2:08	2:13	2:16	2:20	2:26	2:30	2:35	2:40	2:50	3:00	3:05	3:08	3:12	3:14	3:19	3:22	3:25	3:30	3:35	3:50	3:55	4:00
4:00	4:05	4:08	4:13	4:16	4:20	4:26	4:30	4:35	4:40	4:50	5:00	5:05	5:08	5:12	5:14	5:19	5:22	5:25	5:30	5:35	5:50	5:55	6:00

Thompson Hospital Complex also includes the Eye Care Center, Orthopedic Group at 229 Parrish Street, Doctor's Buildings at 360 Parrish Street, and the Medical Group.

Only authorized stops on Main Street in Canandaigua between the area of West Ave and Clark Street are as follows:

- West Side of Main Street: Canandaigua National Bank; Coach Street/Mini Park; and Byrne Dairy/Antis Street.
- East Side of Main Street: Villager Rest/Phelps Street; and the City Parking Lot near the Chamber of Commerce.

Google Maps RTs Bus Route - Within Half-Mile Safe Walk



Attachment B-2 – Project Narrative:

- I. Table of Contents, pp 1
- II. B-2 Project Narrative – CreekView Apartments Phase II, pp 2
- III. Rezoning Local Law 15 of 2017 – Town of Canandaigua, pp 6
- IV. RTS Bus Schedule and map, pp 16

B-2 Project Narrative: CreekView Apartments Phase II

I. Project Information:

CreekView Apartments Phase II (CVA II) is located in the Finger Lakes Region of New York on the west side of County Route 10 in the Town of Canandaigua, NY 14424. It is situated a half mile from both a regularly scheduled (7 days per week) bus stop and recently expanded Aldi's grocery store. CVA II is located less than one mile from a Walmart Supercenter, TJ Maxx, banks and other retail and service businesses. The project is within 5 miles of quality schools, municipal services, and medical facilities, and is part of a safe, growing community in Ontario County just southeast of Rochester.

This is the second phase for this development. This first phase of apartments is comprised with 96 units of affordable rental housing and quickly leased up in six months and has annual occupancy rate of 98%. Phase II will also have 96 apartments in 12 two story walk-up buildings. It will serve households who earn 60% or less of the Area Median Income. The apartments are a mix of one-, two- and three-bedroom units to accommodate the local demand. Ten of the units, or 10%, will be for those with special needs, specifically the physically disabled. An additional 15%, or 15 units will be reserved for persons recovering from substance use disorders. Forty percent of units (40%) will serve households with incomes at or below 50% of the AMI. The project will also provide access to free Wi-Fi in and around the community building for all residents as encouraged in the Fall 2020 RFP.

State Housing Goals

CVA II meets the definition of the **Community Renewal and Revitalization Project Goal**. The project can demonstrate that it addresses Town of Canandaigua municipal goals as described in its most recent Comprehensive Plan and other approved action plan goals.

The site was rezoned specifically for this project (see Local Law #15 of 2017) attached hereto and also provided in Attachment B-5 along with Town Resolution No. 2020 – 181 supporting this project. Local Law #15 of 2017 was created to re-designate this property to establish a Zoning District Change from Community Commercial to Mixed Use Overlay to allow for multifamily housing, setbacks, and area requirements. The project also has Final Site Plan Approval for both CreekView Phase II and expanding the clubhouse building at CreekView Phase I. The project enjoys strong support from the Town in the form of a formal Resolution, capital infrastructure improvements, and an overall willingness to work with BREDC to create safe, decent, affordable housing for its residents. This documentation along with support letters for this project from community officials and leaders can be found in Attachment C-2.

This project also qualifies under the **Workforce Opportunity Projects Goal**. The project currently is a safe half mile walk on a walking path created by Phase I to a regular – 7 days a week -- bus route (see bus route map/schedule attached hereto and in B-1). The current crushed stoned path will be converted to concrete sidewalk as part of the Phase II development. In addition, the Rochester Transit Authority has committed (see letter attached in Attachment C-2) to work to extend this current bus route to the project and loop in at a dedicated bus stop that will accommodate both phases at CreekView. This bus route is a repetitive and regular bus route that connects residents of CreekView I and II to jobs and amenities throughout Canandaigua, Ontario County and into downtown Rochester.

As an infill new construction project directing investment, jobs, and increased tax base to the community, CreekView Phase II meets economic development objectives within the State's RFP as well as those routinely sponsored at the County and Town levels. CreekView Phase II units directly meet

stated needs to provide housing alternatives for low income families within Canandaigua and the surrounding area. It is a complementary project to the recently completed and fully occupied CreekView Phase I development and is part of a larger housing and development plan along County Road 10 as approved by the Town of Canandaigua. The project also complements major investments made in the Town by private and public investors including market rate housing, a new hotel, and NY Kitchen (formerly NY Wine and Culinary Center) near the lake side.

CreekView Phase II also strives to fundamentally improve the quality of life for residents and the larger community by achieving **NYSERDA New Construction - Housing Program Tier III** status, participating in the **Passive House Institute Certification Program (similar to Phase I)** and securing a **NYSERDA's Building of Excellence Program award of \$1 million**. This financial leverage and net zero design **clearly advances** the Governor's goal for greenhouse gas emissions reductions as set forth in the Climate Leadership and Community Protection Act.

II. Project Design and Scope of work

The 96 new units will be incorporated within twelve 2-story buildings (eight-plex buildings). The unit mix includes 32 – 1BR, 32 – 2BR, and 32 – 3BR apartments. The wood-framed structures will emphasize energy efficiency and green design elements. Each unit will have a private entrance and the layout will include a full kitchen, living & dining area, bath(s), bedroom(s), balcony or patio, and storage. Each apartment will have owner paid centralized heating unit, central air conditioning, hot water heating system, air ventilation system (ERV), and electric plug load utility. Therefore, all utilities will be included in the rent using **extremely high efficient building techniques and equipment using solar and geothermal sources**. The resident will have temperature control to their individual unit. We will also install vehicular electric charging stations for residents.

There will be 10 (10%) first floor handicapped accessible units and all other first floor units will be handicapped adaptable and Visitable, with appropriately-sized doors, rooms, and turning areas. An additional 4 (4%) units will be equipped for persons with hearing or visual impairments. The community building will be extended to accommodate more resident usage. Available amenities to all residents will be a laundry facility, expanded community room and computer lab, and playground in a park-like setting. The accessible units will be dispersed among the buildings in keeping with the State's Olmstead Plan obligations for integrated housing.

The mandatory Energy Efficiency strategies are met through participation in the EPA/NYSERDA Energy Star for Homes program. BREDC entered into an agreement with Sustainable Comfort to bring the project through **NYSERDA New Construction - Housing Program Tier III** reaching for an additional 5 points. Understanding that the project will not benefit from additional points, the owner has still elected to participate in the **Passive House Institute Certification Program** (similar to Phase I) as proposed in the application submitted to **NYSERDA's Building of Excellence Program**. **CreekView Phase II was a successful recipient of \$1MM which is part of the sources and uses.**

III. Site Information

The site has official Final Site Plan Approval from the Town of Canandaigua and will be developed on the west side of County Route 10, across from the USDA-Rural Development field office and adjacent to CreekView Apartment Phase I. A **Multi-Use Overlay re-zoning district was created** and approved by the Town Board for the overall site plan approval process for CreekView Apartments at Woodland Park, and

all other local approvals have been received for Phase II. The 18+ acre vacant site has a public road, electric, gas, water, telephone, and cable services to the site boundaries. There is ample green space set aside for active and passive recreation. The Phase 1 ESA report concluded that there are No Recognized Environmental Concerns associated with the property. There are no wetlands on the Phase II site, and the site is located outside of the 100-year floodplain. CreekView Apartments Phase II LLC has a purchase and sale agreement from CGA CR10 LLC to purchase the land.

IV. Project Location & Market Information

The primary market area encompasses multiple Census Tracts including the Town and City of Canandaigua, Farmington, Bristol, Gorham, and Hopewell as seen on page 49 of the Market Study in C-1. The PMA contains approximately 3,631 renter occupied households under the age of 62. Overall, the housing market for both owner occupied and renter occupied units is well established and growing. Located southeast of Rochester, the site is conveniently located near major service providers including health care, transportation, public schools and Finger Lakes Community College. The site benefits from well maintained and plentiful recreational facilities within two miles such as Roseland Waterpark, Kershaw Beach, and CMAC Performing Arts Center. With proximate employment, quality schools, and abundant community facilities, the proposed development will serve the targeted population of workforce residents very well. Two major developers within 2 miles of the project are developing and redeveloping large resort/hotel and conference centers that will need a qualified workforce.

There are 195 to 320 households for each unit type whose demand is not met by the current supply of affordable housing. **The 96 units require a weighted average capture rate of only 12.24% of the unmet demand.** This is an excellent ratio and ensures that the project will not have an adverse impact on existing affordable housing; indeed, all comparable affordable projects in the primary market area have extensive waiting lists, some as much as two-years long. The Town of Canandaigua, as well as Ontario County, is a growing, thriving community. It is vital that affordable housing remain a significant component of newly constructed housing units in the area on an ongoing basis to affirmatively further fair housing in the region and secure access to the region's jobs, schools and amenities for low-income households and working families.

There is also a need for fully accessible apartments for persons with special needs, specifically the physically disabled. The project will create 10% or 10 units of total project units that will install the accessibility features. An additional 15% or 15 units will give preference and set aside to persons recovering from substance use disorders with services provided by Finger Lakes Area Counseling & Recovery Agency (FLACRA). A Housing Services Agreement has been executed between BREDC and FLACRA. Also, Baldwin Real Estate Corporation will give preference on 50% of the units to persons on public housing or other waiting lists. This preference is also for persons whose current housing fails to meet basic standards of health and safety and who would otherwise have little prospect for improving the condition of their housing.

V. Project Financing Information

Financing Commitments:

The total project cost is budgeted at \$20.985 million. KeyBank will provide construction loan, and Community Preservation Corporation will provide permanent financing of \$3.9 million for a 30 year term insured under the Freddie Mac programs. In addition, the project was awarded and will receive funding for two NYSERDA programs - Buildings of Excellence Program (\$1MM) and NYSERDA Tier III (\$317,600)

which brings significant leverage to the project. Key Community Development Corp is buying the LIHC for a gross pay-in rate of \$0.91 per LIHC dollar. Baldwin will also defer a portion of its developer fee during construction and as part of the permanent financing, to round out all financing requirements.

A summary of the funding sources is shown in the below chart:

SOURCES	Construction	Permanent
Construction Loan - KeyBank	11,850,000	0
Permanent Loan – CPC	0	3,900,000
NYS HCR – HTF Loan	0	2,400,000
LIHC Equity – KCDC (Net)	7,221,552	12,946,698
Deferred Capitalized Reserves	205,365	0
NYSERDA Incentives- Tier III	0	317,600
NYSERDA Incentives- Buildings of Excellence	0	1,000,000
Deferred Developer Fee	1,707,668	420,287
Total Sources	20,984,585	20,984,585

VI. Development Team/Ownership

The development team includes experienced members, each of whom participated in Baldwin’s three successful phases of Riverknoll at Radisson and CreekView Phase I. **Baldwin Real Estate Development Corporation, part of the DiMarco Group**, is the project developer handling all day-to-day development tasks: approvals, design, financing, syndication, and construction. A related entity, **DiMarco Constructors**, provides hard cost budgets and will build the project. *DiMarco Constructors has consistently delivered high quality housing construction at significantly lower costs than competing general contractors in the affordable housing arena.* **Glasow Architecture** designed the project with input from **Sustainable Comfort** on the Buildings of Excellence requirements and construction administration with BREDC. **Baldwin Real Estate Corporation**, manager of multiple LIHC- and RD-financed projects, will market and manage the project. **Kristina Rogers of KLR Consulting LLC** provides financial analysis and underwriting assistance as the development consultant.

The project will be owned and operated by CreekView Apartments Phase II LLC. An affiliate of Baldwin Real Estate Development Corporation, Creekview Apartments Phase II MM LLC, is the Managing Member and will assume all financial risk. The Managing Member holds a 0.01% interest. The Investment Member is Key Community Development Corp. and will hold a 99.99% limited investor member interest. A Housing Development Fund Company will hold fee-title to the land to enable sales tax abatements.

VII. Development Timeline

The project received final site plan approval in May 2020. If awarded in April 2021, we can close by August 2021 and be in the ground immediately thereafter. We could convert to perm financing by August 2023.

Development Cost Risk:

Based on the knowledge of the site gained through much due diligence and completion of Phase I, the

development of this Phase II carries less development cost risk. The buildings will follow a prototype design. A 5% project contingency is included to mitigate risk. There are no known unusual site or soil conditions that would impact the development cost estimates. Baldwin Real Estate Development Corporation will guarantee construction completion in conjunction with DiMarco Constructors.

Budgeted “Off-Site Work”:

The “Off-Site Work” (\$224,495) on the *Development Budget* tab of the underwriting template are costs associated with Phase II that were allocated at the time of the cost certification for Phase I by the auditors, as the share of costs payable by Phase II for utility work, and was approved by Tim McLaughlin during the close-out of the first phase.

Specifically these cost were for additional sewer design requirements and demands placed on the project by Ontario County DPW for system dedication and the reconfiguration of the domestic water supply design from the inalcitrant Town of Hopewell to the accommodating Town of Canandaigua produced a total of \$596,066.78 in approved Change Orders. The attached credit Change Order #9 recognizes a portion of that expense for water and sewer infrastructure that can be attributed to the future distribution and supply design for both utilities at CreekView Apartments Phase II. Therefore, CO #9 for -\$224,494.59 (credit) was approved for CreekView Phase I.

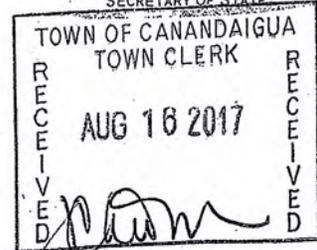
Operating Expenses:

The three phases of the Riverknoll at Radisson project and CreekView Phase I that were all successfully completed by Baldwin provide excellent comps of newer stabilized projects identical in size and configuration. **This historical data and actual expenses provides a solid basis for operating cost projections.** The project is using Energy Efficient methods of construction and installing Energy Efficient appliances and lighting fixtures, as well as water-saving plumbing fixtures. A taxable assessment is being negotiated with the Town of Canandaigua, which reflects the annual assessment under the 581(a) Real Property Assessment legislation. The resulting tax burden estimate is \$90,000 or only \$938 per unit for family housing. These factors support the long term ability of BREDC to maintain the units as affordable housing throughout the 50-year LIHC extended compliance period.

STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
WWW.DOS.NY.GOV

ANDREW M. CUOMO
GOVERNOR

ROSSANA ROSADO
SECRETARY OF STATE



August 11, 2017

Jean Chrisman
Town Clerk
5440 Routes 5 & 20 West
Canandaigua NY 14474

RE: Town of Canandaigua, Local Law 13, 14, 15, 16 2017, filed on July 27, 2017

Dear Sir/Madam:

The above referenced material was filed by this office as indicated. Additional local law filing forms can be obtained from our website, www.dos.ny.gov.

Sincerely,
State Records and Law Bureau
(518) 473-2492

LL 13 of 2017 - Tax Cap Override
LL 14 of 2017 - m.u.o Extension East Side
of Rt 364
→ LL 15 of 2017 - Rezone - Di Marco
Project CR 10 + CR 46
LL 16 of 2017 - Clarification of Definition
of Accessory Bldg +
Structure



Department
of State

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one:)

of Canandaigua

Local Law No. 15 of the year 2017

A local law To Rezone Parcels TM# 84.00-1-19.000, 84.00-1-20.110, 84.00-1-20.120 and

(Insert Title)
84.00-1-43.100 from Community Commercial (CC) to Mixed Use Overlay (MUO)

By Amending the Official Zoning Map to Reflect These Changes

Be it enacted by the Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one:)

of Canandaigua as follows:

see Attachment A and Attachment B

(If additional space is needed, attach pages the same size as this sheet, and number each.)

TOWN OF CANANDAIGUA
LOCAL LAW # 15 OF 2017

ATTACHMENT "A"

Be it enacted by the Town Board of the Town of Canandaigua as follows:

SECTION ONE. Intent. The intent of this Local Law is to re-designate the real property located at the southwest corner of the intersection of County Roads 10 & 46 in the Town of Canandaigua from the CC Community Commercial zoning district to the Mixed Use Overlay zoning district by amending the official zoning map of the Town of Canandaigua.

SECTION TWO. Identification of Property to be Re-Zoned. The property to be re-zoned is located at the southwest corner of the intersection of County Roads 10 & 46 in the Town of Canandaigua, as more specifically shown on the attached plans entitled "Overall Preliminary and Phase 1 Final Plans" prepared by BME Associates, dated February 1, 2017, revised on February 14, 2017, which were received by the Town of Canandaigua Development Office on February 17, 2017. Said plan is attached hereto and made a part herein as Attachment "B". The tax map identification numbers of the parcels to be re-zoned are: 84.00-1-19.000, 84.00-1-20.110, 84.00-1-20.120, and 84.00-1-43.100.

SECTION THREE. Zone District Classification Change from CC Community Commercial to MUO Mixed Use Overlay. The parcels of land described in Section Two shall be, and the same hereby are, transferred from the CC Community Commercial zoning district to the MUO Mixed Use Overlay zoning district as said zoning districts are defined and regulated by Town Code Chapter 220, as amended from time to time, and as specifically amended by this Local Law.

SECTION FOUR. Setback and Area Requirements. Based on the project descriptions, including the Overall Proposed Preliminary and Phase 1 Final Plans referenced in Section Two, above, submitted to the Town of Canandaigua by the applicant as of the date this local law is passed, the Town Board of the Town of Canandaigua hereby establishes the following setback, dimensional, and other area requirements for the land rezoned herein:

A. Setbacks

1. Front: 75' from County Road; 30' from Town Road
2. Side: 20'
3. Rear: 20'
4. Internal Setbacks from roadways, parking, and driveways: 15'

B. Maximum Building height: 35'

C. Minimum Distance Between Buildings: 30'

- D. Maximum Building Coverage: 35%
- E. Maximum Density: 6.0 dwelling units per acre
- F. Required Open Space: minimum 40%
- G. Maximum Lot Coverage: 15%
- H. Minimum Parking Stall Size: 9' x 18'
- I. Minimum Handicap Accessible Parking Stall Size: 9' x 18' with 9' x 18' access
- J. Minimum Parking Spaces Required: 2 spaces per dwelling unit.

The requirements established herein are specific to the project descriptions and plans submitted by the applicant. If, in the opinion of the Town Board, the project changes significantly, or if the applicant fails to receive approvals from the Town of Canandaigua Planning Board, these requirements shall be void and all of the bulk and area requirements established herein shall revert back to those set for the CC Community Commercial zoning district in Town Code Chapter 220.

SECTION FIVE. Amendment of Official Zoning Map of the Town of Canandaigua. The Town Clerk of the Town of Canandaigua is hereby directed to amend the Official Zoning Map of the Town of Canandaigua to reflect the change in zoning district classification accomplished by this Local Law.

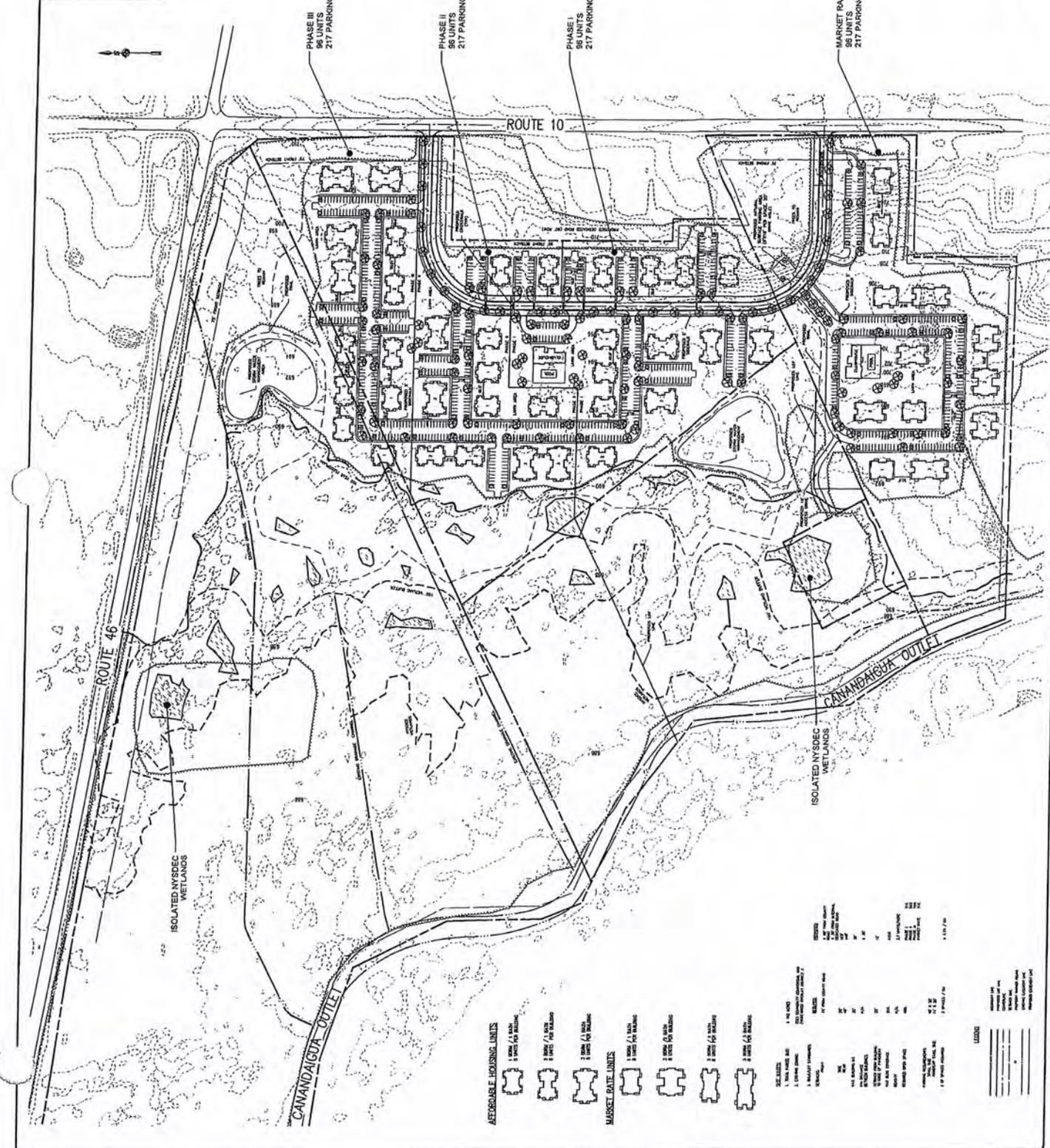
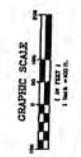
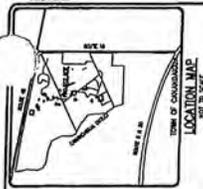
SECTION SIX. Authority and Supersession Effect. This Local Law is enacted pursuant to authority conferred by the New York State Municipal Home Rule Law and Town of Canandaigua Town Code § 220-33. To the extent that this Local Law, or the manner of its adoption, is inconsistent with New York State Town Law, the Town Code of the Town of Canandaigua, or any other statute or local law, this Local Law shall prevail.

SECTION SEVEN. Savings Clause. The provisions of this Local Law shall not affect or impair any action done, offense committed, or right accruing, accrued, or acquired, or liability or penalty, forfeiture or punishment incurred prior to the time this Local Law takes effect but the same may be enjoyed, asserted, enforced, prosecuted, or inflicted as fully and to the same extent as if such Local Law had not been enacted.

SECTION EIGHT. Partial Invalidity. If any provision of this Local Law or the application thereof to any person or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remainder of this Local Law, but shall be confined in its operation to the provision, person, or circumstance directly involved in the controversy in which said judgment shall have been rendered.

SECTION NINE. Effective Date. This Local Law shall take effect immediately upon filing with the New York State Secretary of State.

ATTACHMENT "B"



- APPROXIMATE HOUSING UNITS**
- 1 UNIT / 1 BDR
 - 2 UNITS / 2 BDR
 - 3 UNITS / 3 BDR
 - 4 UNITS / 4 BDR
- MARKET RATE UNITS**
- 1 UNIT / 1 BDR
 - 2 UNITS / 2 BDR
 - 3 UNITS / 3 BDR
 - 4 UNITS / 4 BDR

LEGEND

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(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 15 of 2017 of the ~~(County)(City)(Town)(Village)~~ of Canandaigua was duly passed by the Town Board on July 17 2017, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20 , in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.

Juan E. Chirner

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 7/24/2017

(Seal)

AFFP
34713 muo

Affidavit of Publication

STATE OF NEW YORK }
COUNTY OF ONTARIO } SS

LEGAL NOTICE
PUBLIC HEARING NOTICE

Sarah Austin, being duly sworn, says:

That she is Principal Clerk of the Daily Messenger, a weekly newspaper of general circulation; printed and published in Canandaigua, Ontario County, New York; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

June 06, 2017

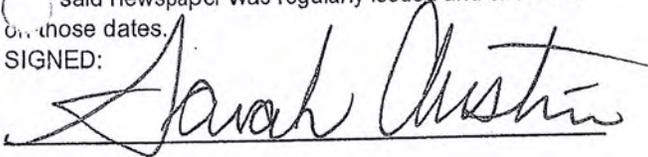
PLEASE TAKE NOTICE, that the Town of Canandaigua Town Board will be conducting a public hearing on a draft local law to amend the Official Zoning Map to rezone Tax Map Parcels 84.00-1-19.000, 84.00-1-20.110, 84.00-1-20.120 and 84.00-1-43.100 from CC (Community Commercial) to MUO (Mixed Use Overlay) for the purpose of constructing a 386 unit apartment complex (288 affordable apartments and 98 market rate apartments). The public hearing will be held on Monday, June 19, 2017, at 6:00 p.m. in the lower level public meeting room of the Town Hall, located at 5440 Routes 5 & 20 West, Canandaigua, New York. All persons of interest will be heard at this time and date. Written comments may be submitted prior to the meeting to Town Clerk Jean Chrisman at jchrisman@townofcanandaigua.org.

A copy of the application and draft local law may be viewed during normal business hours in the Town of Canandaigua Town Clerk's Office or on the Town's website (townofcanandaigua.org).

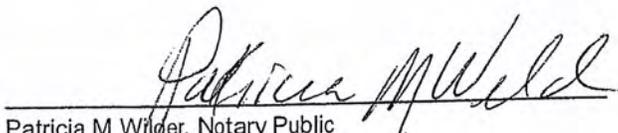
By order of the Town Board,
May 15, 2017.
Jn 06
34713

○ said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 6th day of June 2017.



Patricia M Wilder, Notary Public
Ontario County, New York

My commission expires: January 31, 2018

09100161 00034713

TOWN OF CANANDAIGUA *LE*
5440 ROUTE 5 & 20 WEST
CANANDAIGUA, NY 14424

Route Service

We offer route service throughout Ontario County. Keep in mind that the bus stops shown on all RTS Ontario routes are only the major stops. There are additional stops along the route.

Route Fares (one-way)

Adults	\$1.00
Seniors 60+	\$0.50
Persons with Disabilities	\$0.50
Children (under 5)	FREE*

*When accompanied by a fare-paying adult.

Deviated Route Service

We offer Deviated Route Service for travel within ¼ mile of route service, curb to curb. If you cannot reach regular bus stops, route deviation may be a good option for you. To reserve a ride, call the RTS Ontario during regular business hours between 48 hours and up to one week in advance of your desired trip. Weekend and Monday reservations must be called in by 3:00 p.m. on Friday.

Deviated Route Service (one-way)

\$2.00 (Discounted fares do not apply for Deviated Route Service)

RTS Ontario Connects

Connections with RTS Wayne, RTS Seneca and RTS in Monroe County
 RTS Ontario connects to Wayne, Seneca and Monroe Counties through service with RTS. Regional Connectivity schedule information is available at myRTS.com or by calling 585-394-2250.

Dial-A-Ride Service

We offer Dial-A-Ride service for travel outside ¼ mile of route service curb to curb on a first come, first served basis, Monday through Friday from 7:00 a.m. to 7:00 p.m. To schedule a Dial-A-Ride, call the RTS Ontario office Monday through Friday between 9:00 a.m. and 3:00 p.m. at least 48 hours in advance of your desired date of travel. When you call, we will inform you if your ride is within or between Zone 1 or 2.

Dial-A-Ride Fares (one-way)

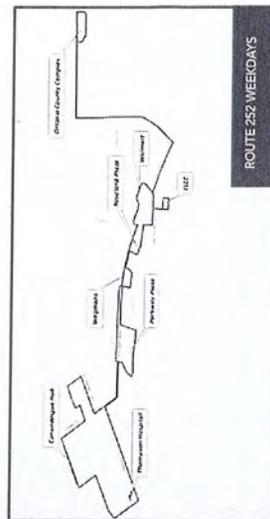
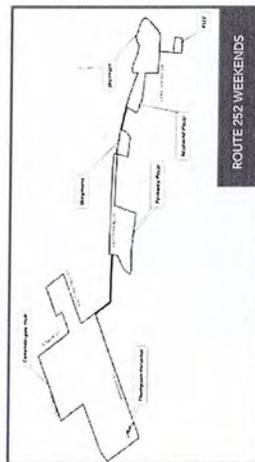
Within Zone 1 or Zone 2	\$5.00
Between Zone 1 and Zone 2	\$10.00

Value Passes

Save money by purchasing a value pass, available on any RTS Ontario bus and valid on RTS Genesee, RTS Livingston, RTS Orleans, RTS Livingston, RTS Seneca, RTS Wayne and RTS Wyoming routes. To purchase, simply tell the Bus Operator you'd like to buy a value pass.

Value Passes

\$10 Value Pass	11 rides
\$20 Value Pass	23 rides



**ROUTE 252
 CANANDAIGUA SOUTH**
 EFFECTIVE JULY 31, 2017

Enjoy the ride!

RTS Ontario wants to do more than get you to your destination safely and on time. We want to make your ride enjoyable too. So whether you're riding our route service or our Dial-A-Ride service – we hope you enjoy the ride.



For more information visit myRTS.com

Keyword: enjoyRTS

2930 County Road 48
 Canandaigua, NY 14424

585-394-2250
myRTS.com

ROUTE 252 - CANANDAIGUA SOUTH

WEEKDAYS

Canandaigua Transit Hub/74 West Ave	Thompson Hospital	30 Parrish Street	Parishway Plaza	Wagonway	Rockland Plaza	FLOCC Lakeshore Driveway	Wellmark	Canandaigua Town Center	30 Parrish St	Thompson-Hessman Complex	Canandaigua Transit Hub/74 West Ave	MA Medical Center	Fort Hill Apartments	Bellevue Station Apartments	County Apartments	Town	Diagoness House	Crimmett Square	Woodbury Village	MA Medical Center	Silverdale	Jefferson Square	Canandaigua Transit Hub/74 West Ave	
6:30	6:35	6:38	6:43	6:46	6:48	6:52	7:02	7:11	7:16	7:22	7:24	7:30	7:35	7:38	7:44	7:46	7:48	7:52	8:02	8:11	8:16	8:22	8:24	8:30
8:30	8:35	8:38	8:43	8:46	8:48	8:52	9:02	9:11	9:16	9:22	9:24	9:30	9:35	9:38	9:44	9:46	9:48	9:52	10:02	10:11	10:16	10:22	10:24	10:30
10:30	10:35	10:38	10:43	10:46	10:48	10:52	11:02	11:11	11:16	11:22	11:24	11:30	11:35	11:38	11:44	11:46	11:48	11:52	12:02	12:11	12:16	12:22	12:24	12:30
12:30	12:35	12:38	12:43	12:46	12:48	12:52	1:02	1:11	1:16	1:22	1:24	1:30	1:35	1:38	1:44	1:46	1:48	1:52	2:02	2:11	2:16	2:22	2:24	2:30
2:30	2:35	2:38	2:43	2:46	2:48	2:52	3:02	3:11	3:16	3:22	3:24	3:30	3:35	3:38	3:44	3:46	3:48	3:52	4:02	4:11	4:16	4:22	4:24	4:30
4:30	4:35	4:38	4:43	4:46	4:48	4:52	5:02	5:11	5:16	5:22	5:24	5:30	5:35	5:38	5:44	5:46	5:48	5:52	6:02	6:11	6:16	6:22	6:24	6:30
6:30	6:35	6:38	6:43	6:46	6:48	6:52	7:02	7:11	7:16	7:22	7:24	7:30	PM times are listed in bold.											

WEEKENDS

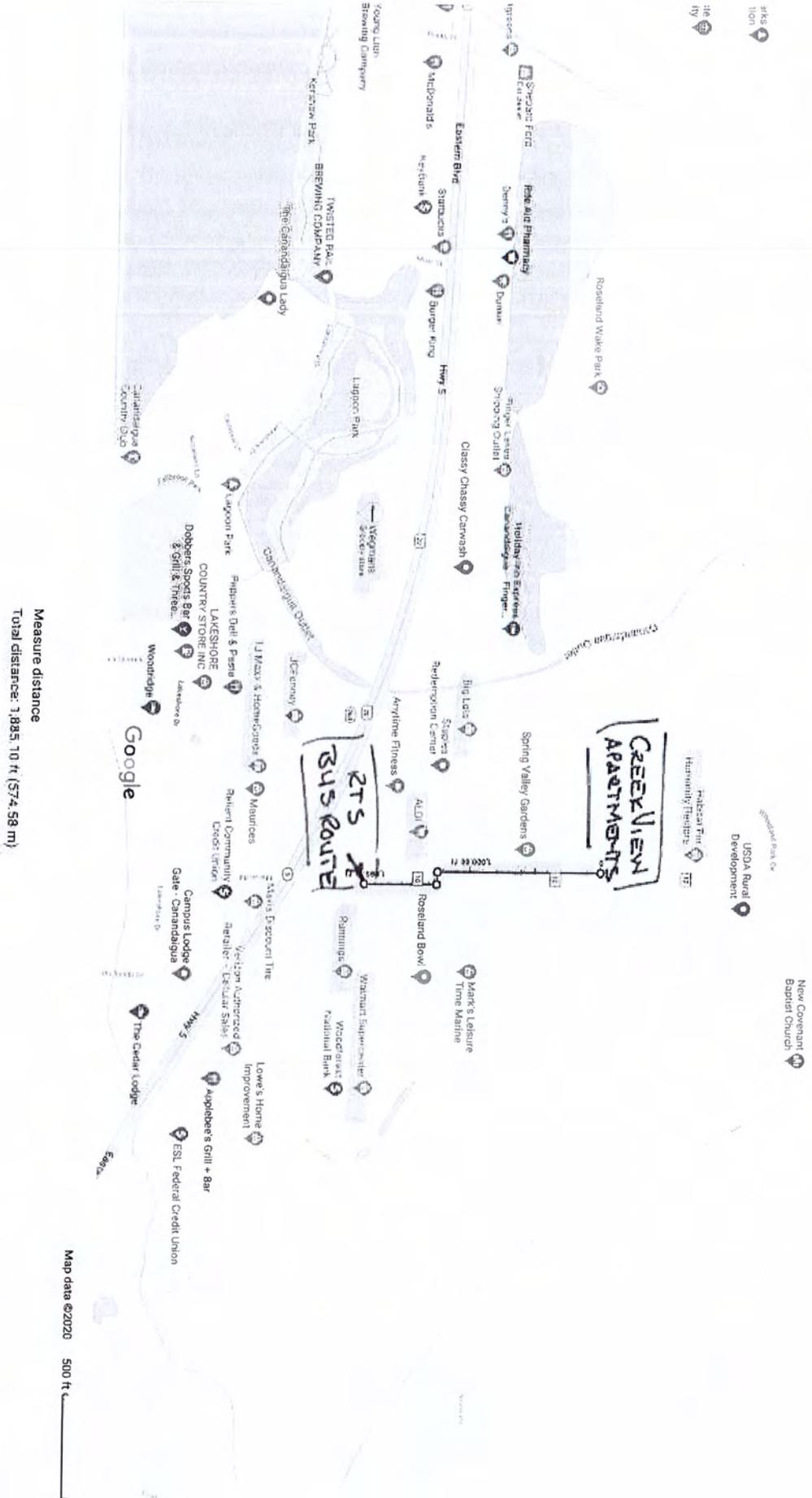
Canandaigua Transit Hub/74 West Ave	Thompson Hospital	30 Parrish Street	Parishway Plaza	Wagonway	Rockland Plaza	FLOCC Lakeshore Driveway	Wellmark	Canandaigua Town Center	30 Parrish St	Thompson-Hessman Complex	Canandaigua Transit Hub/74 West Ave	MA Medical Center	Fort Hill Apartments	Bellevue Station Apartments	County Apartments	Town	Diagoness House	Crimmett Square	Woodbury Village	MA Medical Center	Silverdale	Jefferson Square	Canandaigua Transit Hub/74 West Ave
9:30	9:35	9:38	9:43	9:46	9:50	9:56	10:00	10:05	10:10	10:20	10:30	10:35	10:38	10:42	10:44	10:49	10:52	10:55	11:00	11:05	11:20	11:25	11:30
11:30	11:35	11:38	11:43	11:46	11:50	11:56	12:00	12:05	12:10	12:20	12:30	12:35	12:38	12:42	12:44	12:49	12:52	12:55	1:00	1:05	1:20	1:25	1:30
2:00	2:05	2:08	2:13	2:16	2:20	2:26	2:30	2:35	2:40	2:50	3:00	3:05	3:08	3:12	3:14	3:19	3:22	3:25	3:30	3:35	3:50	3:55	4:00
4:00	4:05	4:08	4:13	4:16	4:20	4:26	4:30	4:35	4:40	4:50	5:00	5:05	5:08	5:12	5:14	5:19	5:22	5:25	5:30	5:35	5:50	5:55	6:00

Thompson Hospital Complex also includes the Eye Care Center, Orthopedic Group at 229 Parrish Street, Doctor's Buildings at 360 Parrish Street, and the Medical Group.

Only authorized stops on Main Street in Canandaigua between the area of West Ave and Clark Street are as follows:

- West Side of Main Street: Canandaigua National Bank; Coach Street/Mini Park; and Byrne Dairy/Antis Street.
- East Side of Main Street: Villager Rest./Phelps Street; and the City Parking Lot near the Chamber of Commerce.

Google Maps RTs Bus Route - Within Half-Mile Safe Walk



Measure distance
 Total distance: 1,895.10 ft (574.58 m)

Map data ©2020 500 ft

EXHIBIT B-3: PROJECT SUMMARY

Complete this form to describe the project as a whole, unless otherwise specified. The summary below must be consistent with the rest of the application.

Project Type (select all that apply)			Project Use (select all that apply)			Is the project subject to:	
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Adaptive Reuse	<input type="checkbox"/> Preservation	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Community (Service) Facility	<input type="checkbox"/> Civic	<input type="checkbox"/> Commercial	Davis-Bacon wage rates? No
<input type="checkbox"/> Public Housing	<input type="checkbox"/> Senior Housing	<input type="checkbox"/> Supportive Housing					Section 3 requirements? No
<input type="checkbox"/> Occupied Rehabilitation							Section 504 requirements? No

Location Summary

Does the project include multiple sites? No
 Does the site include multiple buildings? Yes

If the project includes multiple sites or buildings, complete and attach Exhibit B-3a: Multiple Sites and/or Buildings.

Community Board (NYC Only):

Complete the following box for the project as a whole. List multiple census tract numbers where applicable.

HUD QCT?	No			
HUD DDA?	No			
Housing Opportunity Census Tract?	No			
Qualified Opportunity Zone?	No			
Any other special project locality designation(s): Town of Canandaigua Mixed Use Overlay District				

Is the project...

located in a flood plain area?	No
located in a waterfront revitalization area?	No
located in or adjacent to a coastal area?	No
eligible for/listed in the National Register of Historic Places?	No
If yes to any of the above, attach a description.	

Communities under Court Order/Court Decision

Is the project located in a community in which a court decision or court-ordered plan to address desegregation or remedy a violation of law has been issued?	No
If yes, attach evidence that the proposed project is consistent with such court decision or court-entered plan.	

Finance Summary											
TDC	\$	20,984,585	Total Residential Development Cost		\$	15,685,828					
TDC/SF	\$	206.94	Total Residential Hard Costs		\$	15,685,828					
TDC/DU	\$	218,589.43	Residential Hard Costs/SF		\$	154.69					
Total Developer Fee	\$	1,809,539	Residential Hard Costs/DU		\$	163,394.04					
Residential Unit Summary											
Target AMI	Unit Size						Applicable HCR Programs	# of Units	% of Project	Targets	
	0 BR	1 BR	2 BR	3 BR	4 BR	5+ BR					
30%											
40%											
50%		14	10	14			38	40%	50% AMI		
60%		18	22	18			58	60%	60% AMI		
70%											
80%											
90%											
100%											
110%											
120%											
130%											
Market											
Super/Mgr											
Total #		32	32	32			96				
% of Project		33%	33%	33%							
		1 BR	2 BR	3 BR							
Target Populations for Residential Units							# of Units	% of Project	Included in the residential rent/carrying charge:		
Special Needs Populations (non-ESSHI)									Equipment:		
Persons and Families who are in Long Term Recovery from Substance Abuse							15	16%	<input checked="" type="checkbox"/> Range & oven <input type="checkbox"/> Microwave oven <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Cable TV hook-up <input checked="" type="checkbox"/> Laundry facilities in common area <input type="checkbox"/> Laundry facilities in living unit <input checked="" type="checkbox"/> Central air conditioning (equipment) <input type="checkbox"/> Air conditioning sleeve only		
(select)											
(select)											
(select)											
ESSHI Populations									Services:		
(select)									<input checked="" type="checkbox"/> Heat <input checked="" type="checkbox"/> Hot water <input checked="" type="checkbox"/> Central air conditioning		
(select)											
(select)											
(select)											
Total Units Targeted to Special Populations:							15	16%	Parking:		
Other Populations									<input checked="" type="checkbox"/> Surface <input type="checkbox"/> Covered/enclosed <input checked="" type="checkbox"/> Other (specify): Electric Car Charging Station		
Senior/Elderly (non-frail) (select age restriction)											
Not targeted to specific populations							81	84%			
Total Units Targeted to Other Populations:							81	84%			
Total Units in Project:							96		Residential Tenant-Paid Utilities:		
									<input type="checkbox"/> Electricity <input type="checkbox"/> Heat <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> Repairs <input type="checkbox"/> Other (specify):		
Architectural Summary											
Number of Buildings: 12											
Number of Floors (Total): 2											
Construction Method: Wood Frame/NYSERDA Tier III											
Façade Materials: Vinyl Siding											
Number of Elevators: N/A											
Cellar Excavation (Full, Partial, or Minimal): N/A											

Units and Square Footages (Entire Project)	# of Existing Units	Include all units in the project, regardless of funding source.			
		# of New Units	Total # of Units	Total Usable SF	% of Total (by SF)
Residential Dwellings	0	96	96	91,232	99%
Community Rooms	0	0	0		
Residential Common Space				895	1%
Community Service Facility			0		0%
Civic Space			0		0%
Commercial Space			0		0%
Enclosed Parking (if applicable)			0		0%
Total		0	0	0	0%
				92,127	

Community rooms: For the exclusive use of the residential tenants.

Community Service Facility: Not for the exclusive use of residential tenants.

Civic space: Non-residential, non-commercial space used for activities engaged by the local community for conducting municipal affairs or for general public

Current Use(s) of Project Site(s) at the Time of Application Submission

of existing buildings on the project site(s) at the time of application submission: 0 (Enter "0" for vacant land)

Describe the use(s) of any existing buildings on the site at the time of application submission:

N/A

Describe any existing accessory structures, recreational facilities, and parking on the site at the time of application submission:

N/A

Is the project occupied at the time of application submission? (select)

If work will be performed in or adjacent to occupied residential and/or non-residential units, a tenant relocation plan must be submitted in Attachment G-8.

of occupied residential units: Submit the current residential rent roll in Exhibit G-3.
 # of occupied non-residential units: Submit the current non-residential rent roll in Exhibit G-7.
 Will relocation of tenants be necessary? (select)
 How many? Residential: Non-residential:

Project History

Has this project previously received DHCR/HTFC funding? SHARS ID number(s):

Has the project ever been under the supervision of DHCR Housing Operations?

Original name of the project, if different from the project name proposed in this application: _____

Supervision Start Date: _____ Supervision End Date: _____

DHCR Contact: _____ Project Contact: _____

Has an application previously been submitted to DHCR/HTFC for this project?

Month and Year of submission(s)/Project ID if known: 12/2019 SHARS 20190344 and 08/2020 SHARS 20200252

Project name(s) previously submitted under: CreekView Apartments at Woodland Park II

Project Name: CreekView Apartments at Woodland Park Phase II

Applicant: Baldwin Real Estate Development Corp

Project County: Ontario County

SUMMARY	Amount	Percentage	Per Unit
Total Units	96		
Total LIHTC Units	96	100.00%	
Income Mix:			
20%	-	0%	
30%	-	0%	
40%	-	0%	
50%	38	40%	
60%	58	60%	
70%	-	0%	
80%	-	0%	
90%	-	0%	96
Over 90%	-	0%	100.00%
Studios	-	0%	
One-Bedrooms	32	33%	
Two-Bedrooms	32	33%	
Three-Bedrooms	32	33%	
Four-Bedrooms	-	0%	
Five-Bedrooms	-	0%	96
Residential Gross Square Footage	99,858		1,040
Community Service Facility Gross Square Footage	-		
Other Non-residential Gross Square Footage	-		
Parking Spaces	192		
Total Project Income	951,240		9,909
Residential Vacancy Rate		5.00%	
CSF Vacancy Rate		10.00%	
Other Non-residential Vacancy Rate		10.00%	
CSF + Non-Residential Income as % of Total		0.20%	
Total Expenses	593,933		6,187
Net Operating Income	309,745		3,227
Total Construction Term	24		
Income to Expense Year 1	1.05		
DSCR Year 1	1.16		
Residential Income Inflation		2.00%	
Operating Expense Inflation (Excluding Mgmt. Fee)		3.00%	
Management Fee Expense Inflation		2.00%	
Net Cash Flow 15 Years	775,524		8,078
Community Preservation Corporation	3,900,000	19%	40,625
LIHTC Equity	12,946,699	62%	134,861
Deferred Developer Fee	420,186	2%	4,377
NYS Housing Trust Fund	2,400,000	11%	25,000
NYSERDA Tier III - MM Loan	317,600	2%	3,308
NYSERDA Building of Excellence MM Loan	1,000,000	5%	10,417
General Partner Equity	100	0%	1
0	-	0%	-
0	-	0%	-
0	-	0%	-
0	-	0%	-
0	-	0%	-
0	-	0%	-
0	-	0%	-
0	-	0%	-
Acquisition	352,000	2%	3,667
Construction Costs	16,470,056	78%	171,563
Soft Costs	2,149,625	10%	22,392
Reserves & Escrow	205,365	1%	2,139
Developer Fee	1,807,539	9%	18,829
Total Development Costs	20,984,585		218,589
Total Residential Development Costs	20,984,585		218,589

From
George Herren



-18-21

Hi, Doug -
AS A FELLOW RESIDENT TO OUR
TEL-COMM, I'D LIKE TO ONLY
NOTE THAT ① I BELIEVE THE PAUL
KELLOGG SITE SHOULD NOT BE
CONVERTED TO PUBLIC USE AT
ANY TIME FOR ANY REASON, IN
LIGHT OF THE LOGIC IN LEAVING
IT AS IS, BEING AN INTEGRAL LOT
AMONGST AND BETWEEN OTHER
SIMILAR, SINGLE FAMILY UNITS;
② I BELIEVE THE (E) RSM PAR-
CELS SHOULD BE LEFT AS IS; W/
THE OLD JOHNSON HSE ON 1.7 AC
OF LAKEFRONT AND THE VACANT
10.7 AC HILLSIDE SHOULD NOT
BE CONVERTED TO PUBLIC USE AT ANY
TIME FOR ANY REASON, IN LIGHT OF
THE LOGIC IN MAINTAINING THE DESIM-
ENTIAL INTEGRITY OF ALL BUT FOUR (A)
COMMERCIAL/PUBLIC-USE SITES (C-Y-C,
GERMAN BROS, ONANDA, BUTLER/TN SITE),
PRESERVING LAKE-QUALITY, AND PRO-
TECTING THE ENVIRONMENT AS BEST WE
CAN. GOOD LUCK GOING FORWARD !!!
ALWAYS BEST REGARDS - GEORGE HERREN

PS/PPS

⊕ WITH ALL DUE RESPECT TO THE SUGGESTION THAT A 'FEASIBILITY STUDY' BE CONDUCTED, I RECOMMEND IT BE DONE ON A LOCAL, LOW KEY BASIS; SET ONLY TO C-216 AND SIDE-ROAD RESIDENTS-OWNERS, WHO WOULD BE MOST INFLUENCED BY WHATEVER DECISION IS REACHED AS A RESULT THEREOF. SUCH A 'STUDY' SHOULD ^{ALSO} INCLUDE S. BRISTOL LAKEFRONTERS IN ORDER TO ACCOMMODATE THE POINTS-SOUTH FEELINGS AS WELL AS THOSE FROM POINTS-NORTH. LASTLY, NOW WOULD BE THE TIME FOR ANY STUDY TO OCCUR, PRIOR TO THE SPRING / GET READY FOR LAKE-USE SEASON - ONLY 90 DAYS AWAY. . .

⊕ A REVIEW OF TOWN TAX ROLLS BY NEIGHBORHOOD SHOULD REVEAL TRENDS (BY DOLLAR AND PERCENTAGE) OF GROWTH EXPERIENCED OVER (SAY) THE LAST FEW DECADES - AND COULD EASILY PORTRAY ITS FINDINGS ON A SPREAD-DISPLAY FOR PUBLIC INTERESTS.

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Tuesday, January 19, 2021 4:13 PM
To: Sarah Reynolds
Subject: FW: FW: Casicanos property behind my house at 3200 Daisy Way
Attachments: Canandaigua letter.docx; 1224200946.mp4; 1224200944.jpg; 1224200944c.jpg; 1224200945a.jpg; 1224200944d.jpg; 1224200945.jpg; 1224200945b.jpg; 1224200948.jpg

For communication binder please

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Stephen Pigeon <stephenpigeon8@gmail.com>
Sent: Monday, January 4, 2021 2:18 PM
To: dfinch@townofcanandaigua.org
Cc: Cathy Menikotz <cmenikotz@townofcanandaigua.org>; Sarah Reynolds <sreynolds@townofcanandaigua.org>; Lance 'Brabant <lbrabant@mrbgroup.com>; Jean Chrisman <jchrisman@townofcanandaigua.org>
Subject: Re: FW: Casicanos property behind my house at 3200 Daisy Way

see attached for letter, video, and pictures.

On Mon, Dec 14, 2020 at 1:59 PM Stephen Pigeon <stephenpigeon8@gmail.com> wrote:

Dear Mr. Finch,

I was wondering if you have heard from the Town's Engineer yet?

On Mon, Nov 30, 2020 at 12:21 PM <dfinch@townofcanandaigua.org> wrote:

Mr. Pigeon,

Thank you for your email follow up. I have discussed the situation internally with Code Enforcement, and our Town Planner. It is my understanding the Town of Canandaigua Planning Board after review and deliberation approved plans for both properties (originally), and then subsequently approved a requested change for the Casciano property relating to stormwater. It is my understanding Code Enforcement issued the Certificate of Occupancy based on the completion of those plans. I have asked the Town Engineer to review the plans to determine conformance with the plans, and I anticipate a response shortly from the Town Engineer. Once I have the engineer's response, I will share that with you. Thank you for reaching out to me.

Doug Finch, Town Manager

Town of Canandaigua

5440 Route 5&20 W

Canandaigua, NY 14424

Email: dfinch@townofcanandaigua.org

Phone: (585)394-1120 ext. 2234

From: Stephen Pigeon <stephenpigeon8@gmail.com>

Sent: Sunday, November 29, 2020 11:04 AM

To: dfinch@townofcanandaigua.org

Cc: Cathy Menikotz <cmenikotz@townofcanandaigua.org>; Sarah Reynolds <sreynolds@townofcanandaigua.org>

Subject: Re: FW: Casicanos property behind my house at 3200 Daisy Way

Dear Mr. Finch,

Please advise as to the status of your research. Originally I was provided plans to cure the drainage issue on my property caused by the problems with the Casciano's property's elevation. I originally approved these plans but rescinded my approval after the Casciano's treated me rudely. Since then no remediation has occurred. The drainage issue persists. I have had some issues with water in my finished basement. Please provide an explanation as to how the Casciano's property received a certificate of occupancy without curing the elevation issue and subsequently the drainage problem. Your cooperation is deeply appreciated.

Sincerely,

Stephen R. Pigeon

On Mon, Nov 9, 2020 at 2:32 PM <dfinch@townofcanandaigua.org> wrote:

It sounds like they might be making application to remedy by some other means, but let me see what I can find out. Thank you.

Doug Finch, Town Manager

Town of Canandaigua

5440 Route 5&20 W

Canandaigua, NY 14424

Email: dfinch@townofcanandaigua.org

Phone: (585)394-1120 ext. 2234

From: Stephen Pigeon <stephenpigeon8@gmail.com>

Sent: Monday, November 9, 2020 2:29 PM

To: dfinch@townofcanandaigua.org

Cc: Cathy Menikotz <cmenikotz@townofcanandaigua.org>; Sarah Reynolds <sreynolds@townofcanandaigua.org>

Subject: Re: FW: Casicanos property behind my house at 3200 Daisy Way

Dear Mr. Finch,

Absolutely not. My yard is still suffering from poor drainage. I have had no information from the town or the builder as how this will be remedied. The initial remedy to cure my neighbors problem was to use my lot. After their extreme rudeness, blaming me for their problem, I rescinded my permission to use my lot. Since then no one has contacted me.

Sincerely,

Stephen R. Pigeon

On Mon, Nov 9, 2020 at 1:53 PM <dfinch@townofcanandaigua.org> wrote:

Mr. Pigeon,

I just wanted to follow up. Do you believe that your concerns have been addressed or in the process at this point?

Doug Finch, Town Manager

Town of Canandaigua

5440 Route 5&20 W

Canandaigua, NY 14424

Email: dfinch@townofcanandaigua.org

Phone: (585)394-1120 ext. 2234

From: Chris Jensen <cjensen@townofcanandaigua.org>
Sent: Monday, November 9, 2020 1:48 PM
To: dfinch@townofcanandaigua.org; 'Eric Cooper (Town Planner)' <ecooper@townofcanandaigua.org>
Cc: 'Cathy Menikotz' <cmenikotz@townofcanandaigua.org>; 'Sarah Reynolds' <sreynolds@townofcanandaigua.org>
Subject: RE: Casicanos property behind my house at 3200 Daisy Way

Per Mr. Pigeon's request..

"please have Gerber Homes redesign the cure to the elevation and drainage problem on my neighbors property and not mine."

Gerber submitted a plan which details the current topography at the site.. with no disturbance to Mr. Pigeon's parcel.

-chris

From: dfinch@townofcanandaigua.org <dfinch@townofcanandaigua.org>
Sent: Monday, November 9, 2020 12:50 PM
To: Chris Jensen <cjensen@townofcanandaigua.org>; Eric Cooper (Town Planner) <ecooper@townofcanandaigua.org>
Cc: 'Cathy Menikotz' <cmenikotz@townofcanandaigua.org>; Sarah Reynolds <sreynolds@townofcanandaigua.org>
Subject: FW: Casicanos property behind my house at 3200 Daisy Way

What is the status ?

Doug Finch, Town Manager

Town of Canandaigua

5440 Route 5&20 W

Canandaigua, NY 14424

Email: dfinch@townofcanandaigua.org

Phone: (585)394-1120 ext. 2234

From: Stephen Pigeon <stephenpigeon8@gmail.com>

Sent: Wednesday, November 4, 2020 10:06 AM

To: Eric Cooper (Town Planner) <ecooper@townofcanandaigua.org>; dfinch@townofcanandaigua.org; Cathy Menikotz <cmenikotz@townofcanandaigua.org>

Subject: Fwd: Casicanos property behind my house at 3200 Daisy Way

This is news to me as I was informed by the town building inspector Chris Jensen that there was going to be a resubmitting of plans please see email below.

My property is still taking on water. What is the town going to do about this?

----- Forwarded message -----

From: <cjensen@townofcanandaigua.org>

Date: Tue, Aug 18, 2020 at 10:38 AM

Subject: RE: Casicanos property behind my house at 3200 Daisy Way

To: <stephenpigeon8@gmail.com>

Cc: <dzukaitis@townofcanandaigua.org>, Cathy Menikotz <cmenikotz@townofcanandaigua.org>, Eric Cooper (Town Planner) <ecooper@townofcanandaigua.org>, <dfinch@townofcanandaigua.org>, Lance 'Brabant' <lbrabant@mrbgroup.com>

Good Morning,

I have passed your concerns to Gerber Homes. They will be resubmitting a plan for lot approval on the Casicanos parcel which does not involve any disturbance to your parcel.

Thanks,

Chris

----- Forwarded message -----

From: **Stephen Pigeon** <stephenpigeon8@gmail.com>

Date: Fri, Aug 7, 2020, 1:57 PM

Subject: Casicanos property behind my house at 3200 Daisy Way

To: <cmenikotz@townofcanandaigua.org>

Cc: Eric Cooper <zoninginspector@townofcanandaigua.org>

Dear Everyone,

I noticed today the my neighbors were installing a fence on the rear property line. I went outside to take a picture due to the problems with the elevations. The husband and wife both started yelling at me for taking the photos and accused me of turning them in for the improper elevation. This is laughable as the first time I heard of the elevation problem was through notification by the town. If this is the attitude of my neighbors please have Gerber Homes redesign the cure to the elevation and drainage problem on my neighbors property and not mine. Thank you for your consideration.

Sincerely,

Stephen Pigeon

Dear Mr. Finch,

This experience has been very frustrating as the information provided by the town has been incomplete, conflicting and lacks transparency. I have never been treated by a municipality so poorly. I have had experience working with several different municipalities across the state of New York with far better communication. I am surprised at how many people in the town departments are not communicating regarding this situation as I have had several responses which do not correlate with other responses.

My initial exposure started with day one moving into the Town of Canandaigua. The building inspector never did a final walk-through inspection before issuing the certificate of occupancy for my new house. I should have realized at this point there may be issues as the builder appear to have some influence. I know he did not inspect because he would have seen that we were already moved in because Gerber Homes did not deliver the house in time and allowed occupancy without the Certificate of Occupancy. Then, after three weeks of living there, they had to excavate whole rear basement wall of my house. The house was experiencing extreme moisture issues in the basement. After digging out the whole back of my house it showed that the Dimple wrap was compromised when they were back filling, but your building inspector checked off as if it were done properly. In addition, Gerber had not placed the proper drain in my basement egress window. A week after that, we were notified that our floor joists had a recall because they were off gassing formaldehyde. So, we had to move out of our brand-new house for a month living at Inn on the Lake. When I reached out to code enforcement, they said I did not need a building permit to replace the floor joists. Seeing that floor joists are an integral part of the house I found this odd. I wanted to know if Gerber Homes was replacing them correctly so I requested that there be a building permit so no stigma would be there when reselling my home. I have had nothing but issues with Gerber Homes since building this house. My siding has had to be repaired eight times as it blows off during windy conditions with the latest being a few days ago. Gerber has not attempted a permanent fix. I can only assume the siding was installed incorrectly and I will have this problem long after Gerber exits the Canandaigua development.

Now about the poor drainage in my yard. I was notified by the town on March 4th, 2020 about 5157 Overlook Lane that the grading of the Casciano's property was constructed too high. This was the first time I was made aware of this issue. I contacted Town Planner Eric Cooper. I sent an email to Mr. Cooper on March 6th, 2020 with several pictures and concerns I had with the drainage of my property which is 3200 Daisy Way. On March 10th, 2020, I personally attended the Planning Board meeting. I voiced my concerns and the photographs I sent were viewed on a projector screen. For the next several months I was not able to attend planning board meetings due to concerns with Covid-19, babysitting, and work. I had several email exchanges with the Town Planner, Town Engineer, and Gerber Homes. On Monday June 1st, 2020 I met with Bruce Gerber, Eric Cooper, and Chris Jensen at my property. Bruce Gerber stated that he will do whatever is needed to correct the problem with the drainage. This was witnessed by myself, Eric Cooper, and Chris Jensen. On June 24, 2020, The Planning Board approved the drainage map with bigger swales in my yard due to the Casciano mistake by Gerber. It was my understanding that Gerber Homes will have to coordinate with code enforcement to have the work done correctly. On July 21, 2020 I sent an email to the Town Planner and Gerber Homes because the map was still not recorded at the Ontario County Clerk's office. Gerber Homes said the town engineer will send me the map. On July 24th, 2020 James Cretokos sent the map with the new drainage plan. I sent the map to a landscape architect to review the plans before any work is done. The Map was officially signed by the Chair of the Planning Board on July 29th, 2020. It was later recorded at the Ontario County Clerk's office on July 31st, 2020. My landscape architect reviewed both maps and they were the same map. I learned via my foil request that on July 31st, 2020 that the Casciano's received

their certificate of occupancy that day without any work being done. How can they receive a C of O when the drainage work was never performed? I have never been provided an answer. Once again preferential treatment was given to the developer who violated the approved drainage plans. On August 7th, 2020 I saw the Casciano's installing a fence without a building permit. This fence was encroaching on my property. I was taking photographs of this fence when the Casciano's confronted me. Rather than have a civilized conversation regarding the problem caused by Gerber, they yelled at me uttering rude and obscene comments. They accused me of turning them in for the higher grading. This is laughable as I was first notified by the town of Gerber's error in building their house. I sent an email to Eric Cooper, Chris Jensen, Douglas Finch, and Town Supervisor with photographs and a request to cure the drainage problem on the Casciano's property rather than mine. I sent a follow up email on August 18th, 2020. No one responded to the email. Chris Jensen finally responded that he would have Gerber Homes resubmit a new plan to correct drainage on Casciano's property rather than mine. Chris Jensen apparently deliberately misinformed me as the Town never had Gerber Homes submit a new plan or is deliberately keeping this plan from me. On August 27th, 2020 I emailed Gerber Homes as I had water in my finished basement. Once again, no attempt has been made to fix the drainage issue and I get to suffer the damage.

On October 30th, 2020, I emailed Chris Jensen and Eric Cooper because I never received any new plans for the drainage issue. On November 4th, 2020 Eric Cooper responded that there were no resubmitted plans as Casciano's property was in conformance. How could this be possible when no correction drainage was performed at either property? No adequate information has been provided for that question. November 9th, 2020, the town supervisor followed up with me on an email asking if my issue was resolved. I responded absolutely not. The town supervisor that he would look further into the matter. I also contacted the building inspector with some questions. His response to all my questions was to file a foil request. My experience with that is either Mr. Jensen did not do his job correctly or he is hiding something. Why did I need a foil request when it was the Town of Canandaigua who first notified me of Gerber's non-compliance? My Foil request was not fully complied with. The Town never sent me any emails of the Town requesting Gerber Homes to submit a new plan for drainage or any other correspondence between the Town & Gerber Homes. How did the Town solve Gerber's non-compliance with the approved drainage plan without corresponding with them? This does not appear to be in compliance with municipal policies. How were the Casciano's allowed to occupy the property for several months without a C of O. You would expect some correspondence regarding this issue. I filed a foil request in November and started receiving information November 10th, 2020. November 29th, 2020, I followed up with the town supervisor to see what information he gathered. November 30th, 2020 the supervisor responded that he has to talk to the town engineer as he is still reviewing the new plans. I have never received these plans even with a foil request. I followed up on December 14th, 2020 with an email to the supervisor and have received nothing back which led me to write this email.

Please advise as to how the town of Canandaigua is going to correct this drainage problem so my toddler can enjoy our back yard. This has cost me several hours of work, a review by a landscape architect, and has resulted in a lack of trust in the information provided by town employees. How do you allow Gerber Homes get away with not complying with codes designed to protect the citizens of the town without any penalty or consequences?

My house and my finished basement represent a substantial investment. The inability to enjoy my rear yard due to this drainage issue is problematic. This builder will eventually disappear from this project without curing this issue. I will have to address the drainage and continue to worry about more water damage to my basement.

I have come to the point where I do not believe Gerber will adequately address this issue. I believe the Town of Canandaigua should seek outside engineering to come up with a solution as it appears the Town employees are too close to the developer as this issue should have been solved months ago.

I would appreciate a response in a timely manner as I would like this issue resolved before the spring thaw.

Sincerely,

Stephen R. Pigeon
Concerned Taxpayer















From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Tuesday, January 19, 2021 8:49 AM
To: Sarah Reynolds
Subject: FW: Tichenor Point frontage

For communication binder please

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: TERRY FENNELLY <tjfphoenix@yahoo.com>
Sent: Saturday, January 16, 2021 5:28 PM
To: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>; gdavis@townofcanandaigua.org; ldworaczyk@townofcanandaigua.org; tfennelly@townofcanandaigua.org; cmenikotz@townofcanandaigua.org; jsimpson@townofcanandaigua.org; Marion Cassie <4marion.cassie@gmail.com>
Cc: dobrien@woodsoviatt.com
Subject: Re: Tichenor Point frontage

Thanks, Marion. Just an FYI, the meeting on 1/29 is at 8:00am.

Terry

On Saturday, January 16, 2021, 01:58:52 PM EST, Marion Cassie <4marion.cassie@gmail.com> wrote:

Doug & All –

Please review the attached jpeg of the tax map. If you say that the Kellogg property (red line) has 398 feet of lake frontage, how much frontage would you say Sue Rea's old property (blue line) which is two doors away has? How about even the Twombly's property (yellow line) which also has a small jog. This is why "tie lines" are more appropriately used to determine frontage, especially for valuation purposes.

Any good appraiser is not only going to look at overall "comps", but more so at the one feature that gives the property value...comps of cost for linear foot of lake frontage. I don't know why there is a discrepancy between the 302 feet quoted on the Town's assessment site and the 309 feet that has been attributed to the ONCOR site, but I do know that the 398' measurement that has been used by the Realtor and the owner is deceptive and inappropriate to use in any descriptions, resolutions, or appraisals.

I wanted to get this to the board before the appraisals and before continuation of the zoom hearing on Jan. 29th at 9:00 am.

Thank you,

Marion Cassie

4735 Co Rd 16

Sent from [Mail](#) for Windows 10



January 14, 2021

Dear Mr. Finch and Town Board Members:

I have not yet formed a final opinion in regard to the two proposed purchases to expand community access to the lake. I did attend the 1/11/21 Town Board zoom meeting, but I did not speak up because my intent was to listen and learn. I also watched the entire meeting a second time on YouTube, and I thank you for making the information so available.

While I applaud the town for looking into ways to increase access to Canandaigua Lake for all residents, I now have some thoughts and concerns I'd like to share, and some questions I'd like to ask of all of you.

Regarding the RSM lakefront property:

I believe that during the 1/11/21 meeting Doug mentioned that the town had an "option" to purchase the RSM lakefront lot. Was this option purchased by the town, and if so, what was the cost of the option? Also, what is the most recent asking price for this piece of property?

I can't imagine that there is any competition for the purchase of the RSM lakefront lot, as the East side portion on the water is extremely narrow and steep, and the dwelling which is on the west side of the road, if it can be saved, would require extensive work to make it habitable. Therefore, I feel that the \$1,300,000 price mentioned is too high. Has there been an appraisal on the RSM lot? The current assessment is \$679,600 for the land only, and full assessment including the house is \$907,200. Are taxes for this property paid current to date?

I don't recall hearing what the house on the RSM property would be used for by the town other than a parking area, nor did I hear what the costs would be to rehab the house, bring it up to code, make it handicap accessible, and maintain it yearly. My understanding is that is so delapidated that just to get it stabilized and in shape would cost well over \$150,000.

It was stated that grants and town reserve fund monies are available for the town to purchase this relatively small RSM property, so that the purchase of this property would not (as it was presented) add to our town taxes. However, keep in mind that state grants are not "free money". That grant money inevitably comes out of all of the state tax payers pockets, and that is us. Also, using \$951,500 from the town's Open Space Reserve Fund and Parks & Rec Fund for the acquisition of this single small property goes a long way towards wiping out those funds that have been built up out of the pockets of Town of Canandaigua residents.

Although I am in favor of preserving the natural waterfront, my main concern about the RSM lakefront property is safety. We are all well aware of the congestion in that area with the adjacent German Brothers Marina, especially during the summer, spring, and fall. I have a hard time picturing people pulling over to the side of the road to unload a kayak or canoe safely there, nor crossing the street safely while carrying a kayak or canoe from a parking lot up above by the house.

Regarding the Tinchonor Point proposed purchase:

First of all, I think it is unconscionable to refer to this property as having "nearly 400 feet of lakefront on Canandaigua lake" as is stated in the resolution and elsewhere. The property width at the waterfront is 302 feet. (see attached page from the town's SDG assessment site). Measuring diagonally out to the point and diagonally back down the other side of the point does yield a larger number, as any series of diagonal lines would, but that's like saying I'm 6 feet tall (if I put my hands up over my head). This needs to be corrected in all

of the paperwork, and in any calculations.

Secondly, I feel that injecting a park in the middle of a residential neighborhood is an unfair intrusion into the "right to quiet enjoyment" of which the neighboring property owners are entitled by law. The resulting litigation, and inevitable reduction in assessment of the neighboring properties will only add to the cost of this proposed acquisition.

Doug Finch has said that this purchase would make the town "not compliant with the NYS tax cap". What does being non-compliant with the 2% tax cap mean to individual taxpayers, and what are the consequences to the town?

Is the bond rate fixed for 30 years, or was that a variable rate that Doug quoted?

What exactly are the deed restrictions mentioned by Mr. Twombly during the 1/11/2021 meeting. Wouldn't these deed restrictions make the property less valuable to any potential developer with a competing bid, as well as less valuable to the town? Have there been any other offers?

Is it true that our current zoning code would only allow the development of a maximum of 2 residential properties (lots) on the Tichenor Point property (considering the 302' property width) if another person or entity wanted to purchase the property for development?

Why is a property currently assessed at 1.38 million suddenly worth between 5 to 7 million? Is it extremely under valued by assessment, or is the property currently way over priced?

Let's be honest and represent the minimum town tax rate increase that would be a result of the Tichenor Point Purchase as the 11.6%+ increase it would be, rather than as 12 cents per thousand. An 11.6% increase is well in excess of the 2% tax cap that the State allows.

If we're going to present numbers to the public per the optics as above, how about making it clear that using the numbers given during the meeting, just the debt service of 266K/yr plus the minimum operating cost of 45K/yr means that this property will cost the town at the very least \$310,000 PER YEAR for each of the next 30 years and beyond. Probably much more since interest rates are now headed up, and there will undoubtedly be other costs as we delve into it more. Does the stated estimate of operating cost include the additional liability insurance that will be required? I believe there will be many more expenses as this is looked into further.

There are other less obvious costs to the Town of Canandaigua residents which should be included in the discussion. As you know, when a developer makes a presentation as to why the town should approve his/her new proposed development, the developer always points out that the new dwellings will increase the property taxes coming in to the Town, County, and School District. In this case, the reverse is true because this property will come off the tax roles. At the current (apparently low) \$1.38 million assessment of the property, if this property comes off the tax roles (not knowing what the current STAR status is) the school district would be losing \$26,123/yr, the county will be losing \$8,763/yr, and the town will be losing \$1,400/yr. That's a total loss of \$36,286 per year that will have to be made up for by higher taxes charged to the remaining residents.

Alternatively, if the property is really worth the \$5,375,000 to \$7,000,000 that the Town is proposing to pay for it, it would appear that 2 residences worth at least \$3,000,000 each could be developed from the property. Those two potential properties would produce the following property tax income per year: \$113,592 School tax, \$38,100 County tax, and \$6,180 in Town Tax. That's a total of \$157,872 per year that would NOT be received each year by the 3 taxing authorities if this property comes off the tax roles and is not developed as 2 residential dwellings.

At this time in history which would make more sense...having the residents of the town have to make up for the \$36,286. per year lost, or holding the taxes down and adding over a \$100,000 potential tax income from this property if developed into two dwellings?

In conclusion:

There are many questions to be answered on the RSM property and much more discussion is needed regarding safety, value, liability, potential use of the house, and usefulness of the waterfront.

Tichenor Point is gorgeous property, unfortunately I believe it is significantly overpriced. There are times when perhaps overpaying somewhat for a unique property might make sense. However, with current conditions, this is not one of those times. Sooner or later we are all going to have to ante-up for all of the "free" covid testing, "free" vaccine shots, "free" cash deposits of covid relief funds, and the loss of jobs and overall damage to our economy that this once in a hundred year pandemic has wrought. Those billions and billions will have to ultimately come from somewhere folks. There is no such thing as "free" money. Now is not the time to raise taxes even a little.

Remember the famous quote attributed to Sen. Everett Dirksen: "A million here, a million there, and pretty soon you're talking real money." This is how our taxes in NY State have gotten so out of control.

Thank you for your consideration of my thoughts, and I look forward to the answers to all of my questions.

Respectfully,

Marion Cassie

4735 Co Rd 16

Canandaigua, NY 14424

(585) 394-1135



Image Mate Online

DTF Links Assessment Info

Municipality of Town of Canandaigua

SWIS:	322400	Tax ID:	126.16-1-1.100
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	4351 Tichenor Point Dr		
Property Class:	280 - Res Multiple	Site Property Class:	260 - Seasonal res
Ownership Code:	W - Waterfront		
Site:	Res 1	In Ag. District:	No
Zonning Code:	RLD - Res Lake Dist	Bldg. Style:	Cottage
Neighborhood:	24750 - Westside lake	School District:	Canandaigua City
Property Description:	Legal description not given for property		
Total Acreage/Size:	3.80	Equalization Rate:	----
Land Assessment:	2019 - \$1,300,000	Total Assessment:	2019 - \$1,382,000
Full Market Value:	2019 - \$1,382,000		
Deed Book:	903	Deed Page:	971
Grid East:	631589	Grid North:	1027631

Special Districts for 2019

Description	Units	Percent	Type	Value
SC001-Cdga Lake Swr Dist	0	0%		0
FP244-Cheshire fire	0	0%		0
FD241-Cdga fire protection	0	0%		0

Land Types

Type	Size
Waterfront	302 x 200



Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

LISA J. PINO, M.A., J.D.
Executive Deputy Commissioner

January 15, 2021

Gregory Westbrook
CANANDAIGUA TOWN CONS. WD
CANANDAIGUA TOWN BOARD
5440 ROUTES 5 & 20
CANANDAIGUA, NY 14424

RE: PUBLIC WATER SUPPLY
Community Water Systems
Non-Community Non-Transient Water Systems
2021 Sampling Requirements

Ladies & Gentlemen:

As noted in past correspondence, the Federal Safe Drinking Water Act mandates routine sampling and testing of water from all public water supplies. The enclosed SDWIS/State Water Sample Schedule Report outlines the sampling requirements for your system for 2021.

You are encouraged to review these requirements, which are detailed in Part 5 of the State Sanitary Code. **Please carefully review dates due in the Sample Requirements column.** Any of the monitoring requirements listed on the report are subject to change should elevated levels be detected in your water supply. Partial lists of approved laboratories are available upon request.

NOTE: New this year for most systems (a few started in 2020), you must collect samples quarterly for PFOA, PFOS, and 1,4-Dioxane from the Entry Point. The first sample **MUST BE COLLECTED BEFORE FEBRUARY 25, 2021.**

If you are required to collect Lead and Copper samples this year, you must review and update your documentation used to determine your Sample Locations.

In addition, your system may have one or more monitoring waivers that are due for renewal. Please refer to the purple page attached to your sample schedule. If you need to renew a waiver, it will be indicated on the form. Please complete the attached form(s) and return to this office by February 12, 2021.

This office appreciates your cooperation in fulfilling the sampling requirements of the Safe Drinking Water Act and will attempt to reduce sampling requirements for those parameters with an acceptable history. Sample results and monthly operation reports can be submitted electronically to gedo@health.ny.gov.

Please feel free to contact this office with any questions you may have.

Very truly yours,

Sheryl C. Robbins, PE
Professional Engineer 1

enc.

SDWIS/State Water Sample Schedule Report
CANANDAIGUA TOWN CONS. WD PWS ID: NY3430008

Due 2021 Contaminant (Group)/ Sample Location/Frequency	Last Compliance Results	Sample Requirements
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Coliform, Total (TCR)

<input checked="" type="checkbox"/> Location: Distribution System Frequency: 7 Samples Monthly	7 Samples must be collected every month.
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Part 5-1.52 Table 9A - Disinfection Byproducts/Stage 2

<input checked="" type="checkbox"/> Location: DISTRIBUTION SYSTEM ID: D001 Frequency: 2 Samples Quarterly Sample Point: ONANDA PARK Sample Point No.: LRAA1 Sample Point Type: DS-Distribution System	Samples last collected: 11/9/2020	2 Samples must be collected each calendar quarter.
Sample Point: COOLEY RD Sample Point No.: LRAA2 Sample Point Type: DS-Distribution System		

A TTHM and HAA5 sample must be collected annually in the 2nd week of Feb, May, Aug and Nov.

Asbestos

<input type="checkbox"/> Location: DISTRIBUTION SYSTEM ID: D001 Frequency: 1 Sample Every 9 years	Samples last collected: 10/13/2020	Next sample must be collected by 12/31/2029
--	---------------------------------------	---

Part 5-1.42 and 5-1.47 - Lead and Copper

<input type="checkbox"/> Location: DISTRIBUTION SYSTEM ID: D001 Frequency: 5 Samples Every 3 years	31 Samples Collected on or Before: 8/3/2017	Next 5 samples must be collected between 6/1 and 9/30 within a single year by 9/30/2023
---	--	--

A total of 30 samples must be collected from parent and purchasing systems.

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Friday, January 15, 2021 11:37 AM
To: Sarah Reynolds
Subject: communication

Sarah – for communication binder

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From Ben Cramer:

Hey Doug! Great presentation, I am unable to comment as I am on Facebook. I think It is a great opportunity to get the RSM property. I think it will increase the property values in the Lakewood meadows neighborhood so more tax revenue. Also for safety, Canandaigua Fire has rescue swimmers and both Cheshire and Canandaigua have inflatable boats that can respond immediately for rescue

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Friday, January 15, 2021 10:41 AM
To: Sarah Reynolds
Subject: FW: To change the subject a little.... West Lake road

For communication binder please

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

To: Town Manager <dfinch@townofcanandaigua.org>
Subject: Fw: To change the subject a little.... West Lake road

----- Forwarded Message -----

From: rdmcgavern@gmail.com <rdmcgavern@gmail.com>
To: 'Cathy Menikotz' <cmenikotz@townofcanandaigua.org>
Cc: "jtwonbly@us.tuv.com" <jtwonbly@us.tuv.com>; 'Ling S Ong' <lingong42@gmail.com>;
Sent: Thursday, January 14, 2021, 5:07:06 PM EST
Subject: To change the subject a little.... West Lake road

Cathy,
If this is a county responsibility, I guess you are still involved, but Doug is just town?

Anyway, I believe the residents are ready to accept some changes and inconvenience in the name of safety.

Recognizing the use of West Lake Road is as much recreation as transportation is becoming clearer, especially to full time residents.

I believe we would accept some inconvenience to accommodate the walkers, joggers, dog exerciser's, bikers, hikers, baby walkers, etc. Especially through the German Brothers Boat Yard.

From Parrish to Foster, West Lake road is crowded, even dangerous. From Memorial Day to Labor Day it is very dangerous.

Some ideas that I think would help us all be safer using West Lake Road

Slowing down! Perhaps to 15 MPH thru the boat yard! But 30 for this full distance, Parrish to Foster. Extend the City Speed Limit.

One way, either way, from Memorial Day to Labor Day, the busy summer season. No passing. No re striping required, one lane for cars and one for people. Signs and enforcement.

No thru traffic to any vehicle with more than four tires! This will allow the lawn care companies, but dual wheel trucks will not be allowed to travel from Parrish to Seneca Point! They will have to use the lateral roads off Middle Cheshire and Rt 21.

We are all trying to share West Lake Road. There are a few angry people who are not interested in sharing, but in the name of safety, lets try to improve the safety before we have a bad accident. Remember how quickly a sidewalk was put on Middle Cheshire after a boy was killed walking along the shoulder? In the spirit of planning vs reacting, I urge action now.

Thanks

Dick McGavern

From: [Rosenbaum, Michele VMD](#)
To: spierce@townofcanandaigua.org
Cc: tbennett@townofcanandaigua.org; dfinch@townofcanandaigua.org
Subject: Graffiti Onanda Park trail overlook
Date: Tuesday, January 12, 2021 7:19:00 PM
Attachments: [image001.png](#)
[image002.jpg](#)

Hi Samantha and Troy,

We noticed in the last week that someone (likely a teen) has defaced the railing and seats of the overlook structure on the Uplands trail overlooking the waterfall in Onanda Park. Specifically, it looks like someone wrote graffiti with foul and violent language on the railing, then drew a large picture of a person with what appears to be a bullet hole in their head with horns on the left side of the seat. These are very disturbing, show someone with violent tendencies and needs to be removed before children or other sensitive people see it.

It is sad that such a beautiful quiet place to enjoy nature is defaced like this.

Thank you for your prompt attention to this.

Kind regards,

Michele

Michele Rosenbaum, VMD, DACVD

Veterinary Medical Lead, Dermatology (Professional) | Senior Manager, Veterinary Medical Affairs

Zoetis | US Petcare |

Mobile: 585.755.8947 | Michele.rosenbaum@zoetis.com

www.apoquel.com; www.cytopoint.com; www.scienceofstrongerbonds.com

Visit us: www.ZoetisUS.com

ZTS Petcare logo



Sarah Reynolds

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Monday, January 11, 2021 5:29 PM
To: 'Cathy Menikotz'; 'Gary Davis'; 'Jared Simpson'; 'Linda Dworaczyk'; 'Terry Fennelly'
Cc: Jean Chrisman; Sarah Reynolds
Subject: FW: New town park!

TB - FYI

Sarah - for communication binder please

Douglas E. Finch, Town Manager
Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

-----Original Message-----

From: Cate Roth <cateroth1@gmail.com>
Sent: Monday, January 11, 2021 5:13 PM
To: dfinch@townofcanandaigua.org
Subject: New town park!

As a lifelong resident of Canandaigua, I am very interested in the town buying property to have another park on the lake. We always thought we would be able to afford a cottage or house on the lake, but of course the costs are much higher than most of us can afford today. It would be great to have another area on this lake since there is so little lake access for people who don't have a boat or a home/cottage. Thanks for giving us the opportunity to weigh in on this important topic.

Cate Roth 585-802-5110

Sent from my iPhone

Sarah Reynolds

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Monday, January 11, 2021 4:13 PM
To: 'Cathy Menikotz'; 'Gary Davis'; 'Jared Simpson'; 'Linda Dworaczyk'; 'Terry Fennelly'
Cc: Sarah Reynolds; Jean Chrisman
Subject: FW: Tichenor Point Property

FYI

Sarah – for communication binder please.

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Sandra Deagman <sdeagman@pacbell.net>
Sent: Sunday, January 10, 2021 8:05 PM
To: dfinch@townofcanandaigua.org
Subject: Tichenor Point Property

Dear Town Manager Finch,

My husband and I are lake dwellers near Tichenor Point, living next to the Ongs on the north side at 4235 West Lake Road. We watched the Zoom recording of your December 21st meeting with the Tichenor Point neighbors regarding placing a park in their small, tight neighborhood. The meeting was interesting and informative, and we appreciate hearing preliminary ideas. We concur with the concerns already raised, and we have additional concerns which lead us to oppose placing a park on residential property.

1. **SAFETY CONCERNS** - The entry to the park would be located at the base of a very steep hill where cars traveling north pick up excessive speeds. Those of us living at the base of the hill are particularly cautious when entering and exiting our properties. Proximity of the hill and speed of the cars would be especially dangerous for unknowing and unwary people entering and exiting the park.
2. **TRAFFIC CONCERNS** - Traffic between Parrish Street and Tichenor Point is currently the busiest section of the lake road and requires the most caution. Houses are closer together, the road is narrower, many owners access their lake frontage by crossing the road, and landscape and construction vehicles present formidable obstacles. In addition, many people use the shoulders for walking, running and biking. Adding additional traffic does not make sense for safety reasons.

3. NOISE/DISRUPTION DAWN TO DUSK - Town parks are apparently open dawn to dusk. What does this mean exactly? I Googled it. Dusk is after sunset and twilight and seemingly means not much light. In the summer, this could arguably be 9:30 p.m. or later. To get an idea what this might feel like to Tichenor Point neighbors, imagine an all day picnic or party hosted at your house for lots of fun loving family and friends. Can you imagine that feeling when the guests are all gone, and you finally get to sit down to enjoy peace, quiet, and calm? Tichenor Point neighbors won't be able to enjoy those moments, because a park will be like having a picnic or a party, all day, every day, seven days a week, from dawn to dusk. The guests leave past your bedtime. As for dawn, have you ever experienced your kids or any kids waking up at 6:00 a.m. or earlier; you half asleep, groggy without coffee and them using their loud outdoor voices to let you know they are ready to start their day? I'm imagining that's what it might be like to live next door or within range of a residential park. Again, all day, everyday, seven days a week, dawn to dusk.
4. FINANCIAL - There are, of course, negative financial reasons, but there are other individuals who can provide far more analytical calculations to support the idea that a park on Tichenor Point is not a good idea financially.

Lastly, Tichenor Point is a confined residential area. Residents purchased their properties based on this premise. We hope the utmost sensitivity will be reserved for these neighbors whose properties and lifestyles will be the most negatively impacted by a park. They are wonderful neighbors, and we're not sure we could ever say the same about a public neighborhood park.

Thank you for the opportunities to express our views.

Sandra & Patrick Deagman

Sarah Reynolds

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Thursday, January 7, 2021 1:12 PM
To: 'Jared Simpson'
Cc: Jean Chrisman; Sarah Reynolds; CNADLER@cnadlerlaw.com; macneilm@frontiernet.net; Karen Parkhurst; 'Cathy Menikotz'; 'Gary Davis'; 'Linda Dworaczyk'; 'Terry Fennelly'
Subject: RE: 2003 Comp Plan and lake access

Jared,

October 2001 – 1,000 surveys mailed to random sample of property owners townwide, 321 were completed and returned. This was done and completely conducted by Saratoga Associates a well known and respected professional firm.

Yes I have been hearing from residents also saying the survey results did not reflect all of the residents of the Town and question the need for additional public access. We have the surveys from 2003 – comp plan, 2011 – comp plan update, 2017/18 – parks and rec plan, and 2019/20 – comp plan. I am going to use the data from all of these plans that talk about public access including public engagement plan response rates etc in my presentation on Monday night that I am still working on putting together at this point. The planning document links may all be found:

<http://www.townofcanandaigua.org/page.asp?id=77> 2003 appendix are:

<http://www.townofcanandaigua.org/documents/files/appendices%2Doptimized.pdf>

Ultimately the Town Board members will need to make a political decision based on what they feel is the best for the entire community. It might be to move forward, or it might be to pass on the opportunity either way that is ok. I know some residents have said to me that the Town Board needs to have utilization rates, etc etc before they can make a decision. The Town Board may choose to hire people to do that sort of thing or not, again these are all political decisions and the Town Board is not bound by any type of requirement.

Sarah – for communication binder

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Jared Simpson <JSimpson@townofcanandaigua.org>
Sent: Thursday, January 7, 2021 12:54 PM
To: Doug Finch <DFinch@townofcanandaigua.org>
Subject: 2003 Comp Plan and lake access

Hi Doug - have heard from several residents about the Kellogg property and am trying to find more details to answer their questions.

In last month's resolution 2020-266 it mentions statistics from the 2003 comprehensive plan survey. I looked through the plan but cannot find the survey results. Where can I access that data? I am specifically trying to find out how many people took the survey and how many people those percentages represent.

WHEREAS, the same survey expressed the following results (2003 Comprehensive Plan, Appendix C, page 5-9):

22. Important things the Town should provide to improve residential area where I live: 14.3% sidewalks; 14.3% trails; 12.5% parks; 28.7% sewer and water; 08.1% street lights; 41.4% wider shoulders on roads for walking and biking
26. Should the Town develop public lakefront access? 61.5% yes 38.5% no The make up of the yes included: 45.6% trails; 41.2% boating; 47.8% fishing; 36.8% small craft launch; 74.2% swimming; 67.0% picnicking;

Thanks.

Jared

Sarah Reynolds

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Thursday, January 7, 2021 10:22 AM
To: Sarah Reynolds
Subject: FW: Tichenor Point

For communication binder please

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Douglas McCord <dmccord1@rochester.rr.com>
Sent: Thursday, January 7, 2021 9:32 AM
To: Doug Finch <dod@townofcanandaigua.org>
Subject: Tichenor Point

Hi Doug,

I hope all is well with you folks at the town. I just wanted to say I saw the article in the MP about the Tichenor Point property and was happy to see this is under consideration for acquisition. Please let me know if you have any needs regarding planning for facilities at the site - we would be glad to help out.

Doug
--

MLA

McCord Landscape Architecture, PLLC

Douglas C. McCord, ASLA, RLA

1691 Salt Road
Fairport, NY 14450
tel. 585-749-6662

dmccord@mccordla.com
Web Site: www.mccordla.com

Sarah Reynolds

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Thursday, January 7, 2021 10:02 AM
To: Sarah Reynolds
Subject: FW: Town acquiring lakefront properties

For communication binder please

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Ulana Fuller <usf2475@gmail.com>
Sent: Thursday, January 7, 2021 9:45 AM
To: dfinch@townofcanandaigua.org
Subject: Town acquiring lakefront properties

Hello, Doug.

This is Ulana Fuller, Oksana's daughter.

Although I'm a city resident, I want to voice my support for the Town to acquire these two properties. As you know, I grew up on the lake but I will never be able to live on the shores myself. I would treasure having access to the lake from these additional locations, especially if they were to be kept in as natural a state as possible- they are very special areas and to me, there shouldn't even be a question about acquiring them. This is a wonderful opportunity for our community.

Ulana

Sarah Reynolds

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Wednesday, January 6, 2021 7:55 PM
To: Sarah Reynolds
Subject: FW: Town of Canandaigua planned purchase of Tichenor Point property
Attachments: Town Canandaigua West Lake Rd Land Acquisition.docx; ATT00001.htm; Town Canandaigua Resolution to purchase Kellogg's Land.docx; ATT00002.htm

Please add to communication binder

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

This is to share some information that was passed along to me concerning the Town's planned purchase of property on Tichenor Point. You may wish to attend the Town's Zoom meeting on January 11th at 6pm to listen, ask questions and express any opinions you may have. You may wish to share this with your neighbors.

QUESTIONS TO BE ANSWERED BY TOWN OF CANANDAIGUA BOARD REGARDING: PURCHASE OF KELLOGG/TICHENOR POINT PROPERTY

1) Is there really demand for another park on West Lake Road?

- The Town's only theoretic support for public demand for another park is generic surveys that were never designed to measure demand for any particular park site. What's more, what people say on a survey and what they actually would do are two different things.

What they are willing to pay for it is yet another matter altogether.

- Park Onanda is very lightly used despite the fact that it offers far greater utility on a much larger parcel than the Kellogg property ever could. Has the Town ever made public capacity utilization figures for any of its parks?

- **The Town intends to establish another new park just south of German Brothers Marina. How many parks does the Town need on West Lake Road?**

2) What Is the Kellogg/Tichenor Property Really Worth?

- **Town offer to seller is \$5.375 million to \$7.0 million contingent on appraisals**

- Town has property assessed for \$1.382 million. How can it suddenly be worth 4-5 times more?

- Value of buildings on property is zero

- Actual linear lake frontage is 302' according to the Ontario County Online Resources site (ONCOR), not the 397' claimed by seller and the Town (*linear*)

frontage determines functional usable width and thus drives lake property value, not curvilinear)

- Price paid per linear lake foot would be \$17,798 to \$23,179/ lake foot
- Record price paid for any property on the lake was \$5.0 million (*closed 2/7/2020 at 4885 West Lake Road*) for 454 'of linear frontage with 7,500 sq. ft. of new very expensive buildings worth millions on 3.3 acres. (\$11,013/linear lake foot including buildings)
- How can a property with 302' of frontage and no building value be the most expensive on the lake and by a wide margin?
- No private buyers have surfaced with offers anywhere close to the Towns offer because the property is not worth that much.

3) What Will This Really Cost Taxpayers?

- If the property sold to a residential buyer, total annual property taxes would approximate **\$150,000** (*\$5.0+ million combined value of land and new building(s) x 2.8% tax rate*). Absent this tax revenue, others would be left to pay this amount.
- Neighboring property values would likely drop in the presence of a public park. The 4 closest properties combined are assessed for \$10.722 million and a 20% drop in the value of these properties would therefore lower tax revenue by **\$60,000/year**. This would need to be covered by other taxpayers.
- Annual debt and principal service cost on a \$5.375 million 30-year bond at 3.5% would be **\$290,000**.
- Annual debt and principal service cost for a \$2.0 million 30-year bond at 3.5% to develop the property would be **\$108,000/year**. (*Development = demolition of 3 buildings and tennis court, new driveway, parking lot, restroom building, utilities, docks, landscaping, picnic pavilion, security lighting, signage, proposed museum, etc.*)
- Annual cost for maintenance and management would likely approximate **\$200,000/year**. (*Landscape maintenance, buildings, insurance, docks, snow removal, parking/driveway care, police patrol, museum operation, etc.*)
- **Total annual cost burden to be born by taxpayers is about \$808,000.** (The Town has yet to fulfill its responsibility to share its total tax burden calculation, if it has one).

4) Can the Town Afford This?

- **The Town is moving to pass a resolution to repeal the 2% annual tax increase cap stating it is in financial distress resulting from the pandemic (raising everyone's taxes as a result)**
- The Town also desires to purchase a second property for a park near German Brothers Marina (cost of purchase plus improvements will be in the millions). The Town has not disclosed a total cost figure for this property nor the tax increase that will result.

5) Is This Legal?

- Is it legal to insert a public park in a neighborhood zoned "Residential Lake District"?
- Will the Town be asking itself for a zoning variance? Would this be illegal self-dealing?
- The sellers contract stipulates that the legally required public "permissible referendum" would not apply, yet this is required

- Is the Town subject to being sued by nearby property owners for diminished value? (This could be in the millions).
- The Town is launching this effort under the cover of darkness while many seasonal residents are away and intends to close as early as March 1st. Less than 10 citizens participated in the Dec 21st Zoom meeting. It appears that by design, awareness of this proposal is nil.

6) Is There a More Affordable Way to Support Lake Access?

- Why not partner with the City of Canandaigua to solve the disastrous problem at the North end of the lake. A beautiful and readily accessible park could be established on the derelict Pinnacle North property and at a much more affordable cost.
- There must be other more affordable approaches.
- If Town leadership believes that many residents do not know about the 4 existing town parks on the lake, promote awareness.

Town of Canandaigua Exploring Options to Provide Additional Public Access to Canandaigua Lake

December 28, 2020

The Town Board of the Town of Canandaigua is exploring two options to acquire land for the purpose of additional Canandaigua Lake access for the public.

Residents of the Town of Canandaigua have routinely requested additional public access to Canandaigua Lake. A survey of residents completed for the 2003 Comprehensive Plan found that 61.5% of the residents said the Town should develop public lakefront access, and in 2011 during an update the Comprehensive Plan residents cited a desire for additional public access, noting only 1.4% of the Lake's shoreline provides access. Again, for the 2020 Comprehensive Plan, residents were surveyed and 81.12% of the respondents stated lake access was either greatly needed or somewhat needed and 73.2% of the respondents stated more parkland was needed.

Recently the Town of Canandaigua has had two opportunities to move forward to explore the opportunity to create additional public access along Canandaigua Lake.

"These two parcels would help to protect nearly 1,000 feet of shoreline of Canandaigua Lake, and provide meaningful access for the public," said Town Manager Doug Finch. "Grant funding, open space funding, parks and recreation funding, and record low interest bonding would be considered for acquiring these once in a lifetime parcels with unmatched views of Canandaigua Lake."

The concept includes the acquisition of land at 3950 County Road 16, and also the acquisition of land at 4351 Tichenor Point Drive. The first parcel would include a portion of open space protection, with a future walking trail and access to the water that would include a floating dock for fishing, picnic area, a quiet place just to enjoy the beauty of the water, natural resource protection, and possible non-motorized craft launching such as for a canoe or kayak. The second parcel has a significant historical connection to the legacy of Canandaigua, and what is believed to be the Seneca Nation. The second parcel has been protected by the same family for 50 years. Future use at the second parcel would include a swim area, fishing access, non-motorized craft launching, and possibly a small museum dedicated to the history of Canandaigua, Canandaigua Lake including the steamboat era, and the Seneca Nation.

Appraisals will need to be completed to determine the exact market rate sale prices. The Town Manager will present details associated with the proposed acquisition during a **public hearing of the Town Board on January 11, 2021 to be held by Zoom.** More information and meeting details will be available through the Town's website.

RESOLUTION NO. 2020 – 267: AUTHORIZATION FOR TOWN MANAGER TO EXECUTE PURCHASE OFFER FOR LAND ACQUISITION FOR THE PURPOSES OF TOWN PARK / PUBLIC ACCESS TO LAKE; TOWN BOARD SEQR INTENT TO DECLARE LEAD AGENCY

WHEREAS, the Town Board of the Town of Canandaigua (herein after referred to as ‘Town Board’) is aware of goals that often arise relating to planning for the Town of Canandaigua including the Town’s Comprehensive Planning efforts to provide more public access to Canandaigua Lake; and

WHEREAS, the Town Board is aware of a need and desire and has participated in many efforts to protect Canandaigua Lake, which also serves as source water, through the preservation of natural resources, natural vegetation protection, natural resource protection, sensible lakefront development, and water quality improvement projects; and

WHEREAS, the Town Board is aware of feedback from the community over the past seventeen years that supports additional public access to Canandaigua Lake; and

WHEREAS, residents of the Town of Canandaigua were surveyed as part of the adopted 2003 Comprehensive Plan during which the question was asked, “Which features define the distinctive character of the town?” and 72.0% responded ‘Lakefront’ (2003 Comprehensive Plan, Appendix C, pages 5-9); and the same survey expressed the following results:

Important things the Town should provide to improve residential area where I live:

41.4% wider shoulders on roads for walking and biking; 28.7% sewer and water; 14.3% sidewalks; 14.3% trails; 12.5% parks; 8.1% street lights

Should the Town develop public lakefront access? 61.5% yes 38.5% no

The make-up of the yes included: 45.6% trails; 41.2% boating; 47.8% fishing; 36.8% small craft launch; 74.2% swimming; 67.0% picnicking

WHEREAS, in 2011 the Town adopted an update to the Comprehensive Plan which also referenced the desire of increased public access to Canandaigua Lake: “Approximately, 1.4% of the shoreline parcels provide public access. Due to the limited public access to the lake, keep the town-owned land well maintained is important to the community.”

(2011 Comprehensive Plan Update, page 10) “Another recent and pressing issue pertains to public access to the lake.” (2011 Comprehensive Plan Update, page 30) Recreation Goals and Recommended Action Steps (2011 Comprehensive Plan, page 35)

“Goal 1. Improve and expand the Town’s recreational resources to meet the needs of the community in accordance with the goals set forth in the adopted Town of Canandaigua Parks and Recreation Master Plan and Trails Master Plan.”

Recommended Action Steps:

“1. Continue to maintain, improve, and invest in the appearance functionality, and safety of town-owned recreational properties.”

“2. Identify opportunity to increase the amount of public accessible waterfront areas; whether through purchase or other acquisitions.”

WHEREAS, in 2014 the Town Board created the Citizens’ Implementation Committee (CIC) to fully implement the goals of the Comprehensive Plan Update from 2011, and the CIC recommended a series of new goals that were adopted by the Town Board in December 2015 including (Implementation Plan Comprehensive Plan Update, 2017, page 22):

“Goal 10: Improve and expand the Town’s recreational resources to meet the needs of the community in accordance with the goals set forth in the adopted Town of Canandaigua Parks and Recreation Master Plan and Trails Master Plan”

2. Identify opportunities to increase the amount of publicly accessible waterfront areas, whether through purchase or other acquisitions. ; and

WHEREAS, in 2018 the Town Board, working with the Parks and Recreation Committee, adopted a ten year parks and recreation plan for the years 2018 through 2028 that includes many references to public access to Canandaigua Lake including: “There is, however, additional demand by residents of the Town for water access including boat launching, and swimming. There is very limited shoreline available along Canandaigua Lake and what is available is quite expensive. Opportunities to acquire Lake frontage that can be useful for such activities should be pursued vigorously if an agreeable space for such acquisition can be found.” (Town of Canandaigua Parks and Recreation Master Plan 2018-2028, page 52); and

WHEREAS, during 2019 and 2020 the Town of Canandaigua began the process to update the Town’s Comprehensive Plan including another community survey in which 73.5% of the respondents said Canandaigua Lake was a reason those choose to live in the Town (2020 survey results, Q9, page 17) which included comments referencing a lack of public access to the lake and limited wading spaces; and

WHEREAS, the same 2019 / 2020 survey asked the question (Q12) “What is missing within the Town?” to which 81.12% of the respondents stated Lake Access was either greatly needed or somewhat needed and 73.2% of the respondents stated More Parkland was either greatly needed or somewhat needed (2020 survey results, Q12, page 30); and

WHEREAS, the Town Manager has identified an opportunity to acquire nearly 400 feet of lakefront on Canandaigua Lake that could be used for the purposes of Town of Canandaigua Park lands including public access to Canandaigua Lake, natural views, picnicking, and with limited improvements small non-motorized craft launch, swim area, and fishing access; and

WHEREAS, the Town Manager has been communicating with representatives of the sellers who are willing to enter into a purchase arrangement with the Town of Canandaigua; and

WHEREAS, the Town Board wishes to hear from the public about the possible land acquisition for the purposes of a town park; and

WHEREAS, the Town Board determines the proposed action of acquisition of real property is classified as an Unlisted Action under the SEQR Regulations per §617 of the NYS Department of Environmental Conservation Law; and

WHEREAS, the Town Board intends to identify itself as the lead agency in this action; and

WHEREAS, the Town Board of the Town of Canandaigua has given consideration to the criteria for determining significance as set forth in § 617.7(c)(1) of the SEQR Regulations and the information contained in the Short Environmental Assessment Form Part 1 and intends to adopt a negative declaration pursuant to the New York State Environmental Quality Review Act ("SEQRA") associated with the acquisition of the proposed land; and

NOW THEREFORE BE IT RESOLVED, the Town Board of the Town of Canandaigua does hereby direct the Town Manager on behalf of the Town of Canandaigua to execute the document purchase and sale contract as revised during the Town Board meeting on December 21, 2020 for 4351 Tichenor Point Drive, Ontario County, Town of Canandaigua also known as Tax Map No.126.16-1-1.100 including all buildings and improvements; and

BE IT FURTHER RESOLVED, the Town Board directs that a public hearing be established to be held on January 11, 2021 at 6:00pm via zoom video conferencing for the purposes of hearing from anyone who wishes to be heard regarding the acquisition of this property by the Town of Canandaigua for the purposes of a public park and access to Canandaigua Lake; and

BE IT FURTHER RESOLVED, the Town Board acknowledges the purchase price shall be determined by averaging two appraisals per the terms detailed in the purchase offer with an estimated price range of not less than five million three hundred seventy-five thousand dollars and not greater than seven million dollars; and

BE IT FURTHER RESOLVED, the Town Board directs the purchase offer is being executed subject to permissive referendum and directs the Town Clerk to publish such notice effective December 22, 2020

BE IT FURTHER RESOLVED, the Town Board directs the Town Manager to as soon as possible once the offer is fully executed to hire an appraiser to conduct the appraisal on behalf of the Town of Canandaigua pursuant to the purchase and sale contract; and

BE IT FURTHER RESOLVED, the Town Board acknowledges the intent to declare this action as an Unlisted Action under the SEQR Regulations per §617 of the NYS Department of Environmental Conservation Law; and

BE IT FURTHER RESOLVED, the Town Board directs the Town Manager to coordinate the proposed action informing all agencies of the Town Board's intent to declare itself as lead agency with the Town of Canandaigua's Planning Board, Zoning Board of Appeals, Environmental Conservation Board, Agricultural Advisory Committee, Parks and Recreation Committee, and Citizen's Implementation Committee; and

BE IT FURTHER RESOLVED, the Town Manager is directed to receive comments from agencies for at least thirty days through January 22, 2021 and provide such comments, if any, to the Town Board for consideration of further action at a Town Board meeting to be held on January 29, 2021 via Zoom videoconferencing and/or at the Town Hall located at 5440 Route 5&20 West, Canandaigua; and

BE IT FURTHER RESOLVED, the Town Manager and Town Attorney are directed to work with the Town's Bond Counsel to prepare the necessary documents in anticipation of bonding the purchase price for the acquisition of the land associated with this action; and

BE IT FINALLY RESOLVED, the Town Board directs the Town Clerk to provide a copy of this resolution to the Town Manager, Bond Counsel, and the Town Attorney.

Town of Canandaigua Exploring Options to Provide Additional Public Access to Canandaigua Lake

December 28, 2020

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Sarah Reynolds

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Wednesday, January 6, 2021 8:26 PM
To: Sarah Reynolds
Subject: FW: Re: Four thumbs

For communications binder

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Cathy Menikotz <cmenikotz@townofcanandaigua.org>
Sent: Wednesday, January 6, 2021 10:49 AM
To: Doug Finch <DFinch@townofcanandaigua.org>
Subject: Fwd: Re: Four thumbs

FYI.

From: "Cathy Menikotz" <cmenikotz@townofcanandaigua.org>
To: "Bob" <bncownie@yahoo.com>
Date: Wed, 06 Jan 2021 10:48:39 -0500
Subject: Re: Four thumbs

Thanks very much for your input. Please consider joining the Town Board meeting on Monday evening for a presentation about the possible purchase. The meeting starts at 6:00 p.m. It will be a Zoom meeting only. You can give your input or just listen. The link will be available sometime today if it isn't already available.

Sincerely,
Cathy Menikotz

From: Bob <bncownie@yahoo.com>
To: cmenikotz@townofcanandaigua.org
Date: Wed, 6 Jan 2021 09:54:12 -0500
Subject: Four thumbs

👍👍👍👍 way up regarding the consideration of purchasing the lake parcels on West Lake.
We fully support!!

Nanette & Bob Cownie (Rileys Run).

Sent from my iPad

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Thursday, January 14, 2021 8:53 AM
To: Sarah Reynolds; 'Cathy Menikotz'; 'Gary Davis'; 'Jared Simpson'; 'Linda Dworaczyk'; 'Terry Fennelly'
Cc: Jean Chrisman
Subject: FW: LAKEFRONT PROPERTY SUPPORT

Importance: High

TB - FYI

Sarah – for communication binder

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: fgood125@rochester.rr.com <fgood125@rochester.rr.com>
Sent: Wednesday, January 6, 2021 9:38 AM
To: DOUG FINCH <dod@townofcanandaigua.org >
Cc: NANCY GOODNOW <ngood519@rochester.rr.com>
Subject: LAKEFRONT PROPERTY SUPPORT
Importance: High

Good morning Doug,

We would like to voice our **support** for the Towns purchase of the lakefront property described in this past Sundays Daily Messenger article. In reality, I think we all would agree that the timing could be better but, one has to sometimes overlook the short term downsides to these kinds of issues, take the longer range view and be decisive. We believe If the town has the chance to purchase Canandaigua lake front property which provides SIGNIFICANT LONG TERM BENEFITS FOR IT'S CITIZENS then to not seize that opportunity would be less than prudent.

As you know, Nancy and I are focused on trying to revitalize the historic Hamlet of Cheshire. In our view this historic Hamlet is also an important

asset to the community proper and to the Township of Canandaigua. This achievement also has long term benefits, however, when an opportunity such as described above has a high sense of urgency lest it disappear, in our view this necessitates a like course of action on the part of the Town and we support the initiative.

Fred and Nancy Goodnow
CCAT Chair and Vice Chair

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Wednesday, January 13, 2021 8:49 AM
To: Sarah Reynolds
Subject: FW: Four thumbs

For communication binder please

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: linda dworaczyk <Lindadw10@hotmail.com>
Sent: Tuesday, January 12, 2021 5:44 PM
To: Jean Chrisman <jchrisman@townofcanandaigua.org>; Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Subject: Fwd: Four thumbs

I received this from two town residents regarding T. Pt. - Can you please add it to the public record?

Begin forwarded message:

From: Robert Cownie <bncownie@yahoo.com>
Subject: **Four thumbs**
Date: January 6, 2021 at 3:35:49 PM EST
To: ldworaczyk@townofcanandaigua.org

 **Way Up to encourage the Board to pursue all options regarding the purchase of the Tichenor Point West Lake Road property. So many of us are hungering for greater public access to the lake and to highlight the wonderful history of this region. Carry on!**

Nanette & Bob Cownie
Rileys Run (just around the corner from you - we walk by your home all the time).

Thanks for all your contributions to our community. You are a truly valued servant.

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Tuesday, January 19, 2021 11:49 AM
To: Sarah Reynolds
Subject: FW: congrats

Please add to communication binder

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: jmdailey00@aol.com <jmdailey00@aol.com>
Sent: Tuesday, January 5, 2021 2:31 PM
To: dod@townofcanandaigua.org
Subject: congrats

Hey Doug....congratulations on being recognized for your 20 years in making a difference in government operations. Although we live in the Town of Gorham, the example set by Canandaigua for open, involved and progressive government is recognized throughout the watershed and sets the bar for all of us. Thanks for doing what you do.

Jack Dailey

Sarah Reynolds

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Wednesday, January 6, 2021 8:00 PM
To: Sarah Reynolds
Subject: FW: Waterfront Access
Attachments: Wendel and Waterfront Planning.pdf

For communication binder

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Adam M. Tabelski <atabelski@wendelcompanies.com>
Sent: Monday, January 4, 2021 9:52 AM
To: dfinch@townofcanandaigua.org
Subject: Waterfront Access

Happy New Year Doug,

I saw the news article about the Town's interest in lakefront properties. I think that's a great way to better connect with public with the lake!

If Wendel can offer any help during the feasibility or project phases, please keep us in mind. Waterfront access is a specialty of ours, and we've done considerable work helping to connect Buffalo-Niagara region residents to Lake Erie, Lake Ontario, Chautauqua Lake, the Niagara River, and other area waterbodies. (Some sample graphics attached).

Anyway, keep up the good work. Hopefully NYS Parks releases a grant round, as some agencies are starting to do. Best wishes,

Adam Tabelski
Account Manager



ARCHITECTURE | ENGINEERING | ENERGY EFFICIENCY | CONSTRUCTION MANAGEMENT

Wendel, Centerpointe Corporate Park, 375 Essjay Road, Suite 200, Williamsville, NY 14221
p. 716.688.0766 tf. 877.293.6335 m. 585.590.0107 e. atabelski@wendelcompanies.com w. wendelcompanies.com

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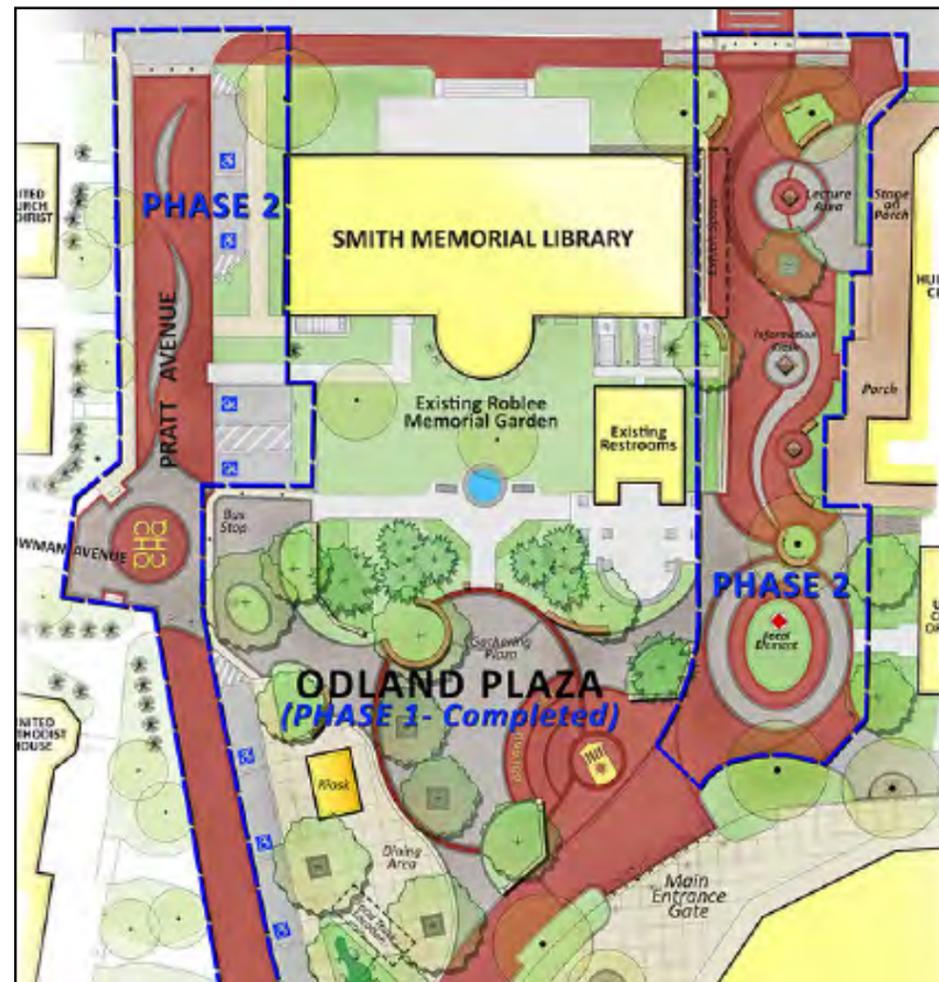
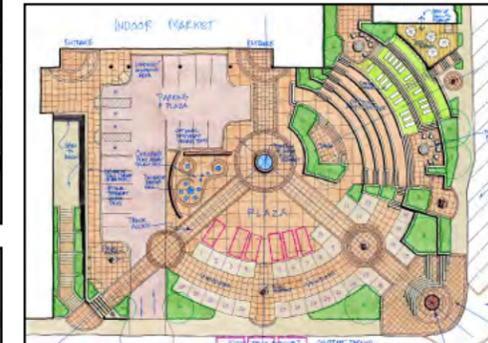
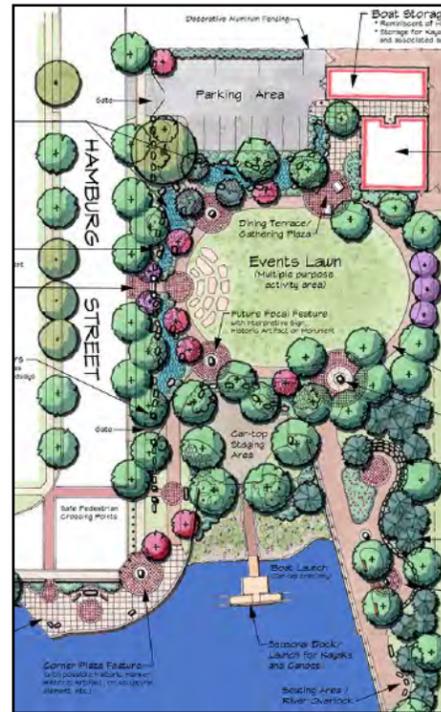
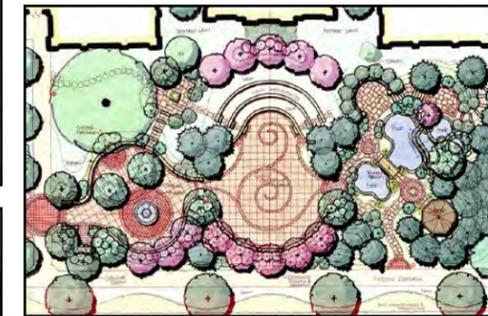


Wendel's Landscape Architects/Urban Planners are an integral part of many projects throughout the company, from conceptual design and visioning through to final design and construction documents/administration.

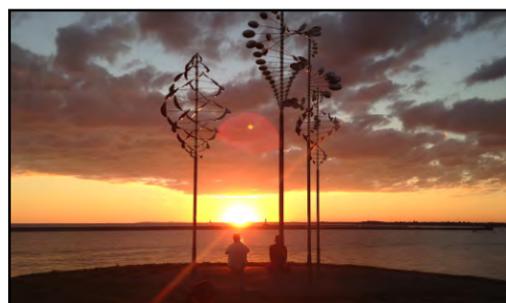
The following pages highlight a diverse sampling of projects.

Our LA Group's capabilities and expertise include, but are not limited to:

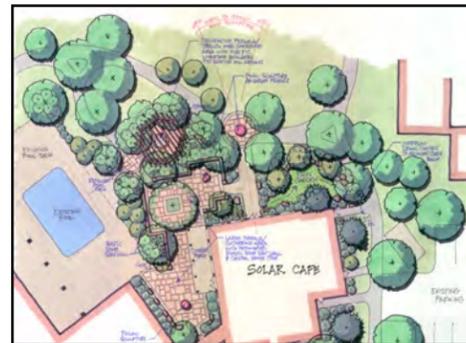
1. PARKS AND RECREATION
2. PLACEMAKING
3. STREETSAPES AND TRANSPORTATION
4. MASTER PLANNING
5. URBAN PLANNING
6. SUSTAINABLE SITES / GREEN INFRASTRUCTURE
7. ATHLETIC FIELDS AND SPORTS FACILITIES
8. SCHOOLS AND CAMPUS PLANNING
9. SITE DEVELOPMENT AND CONSTRUCTION
10. WATERFRONT PLANNING
11. PUBLIC TRANSIT
12. GREENWAYS AND BICYCLE FACILITIES
13. BROWNFIELDS REDEVELOPMENT
14. PUBLIC OUTREACH AND IMMERSION
15. HISTORICAL AND CULTURAL LANDSCAPES
16. GARDEN DESIGN AND LANDSCAPE ENHANCEMENTS
17. PLANTING PLANS



PARKS AND RECREATION EXPERIENCE



PLACEMAKING EXPERIENCE



CANTERBURY WOODS AT GATES CIRCLE

TREES

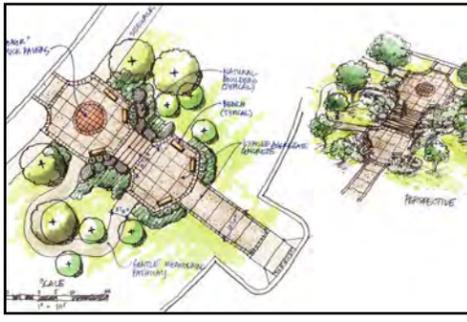
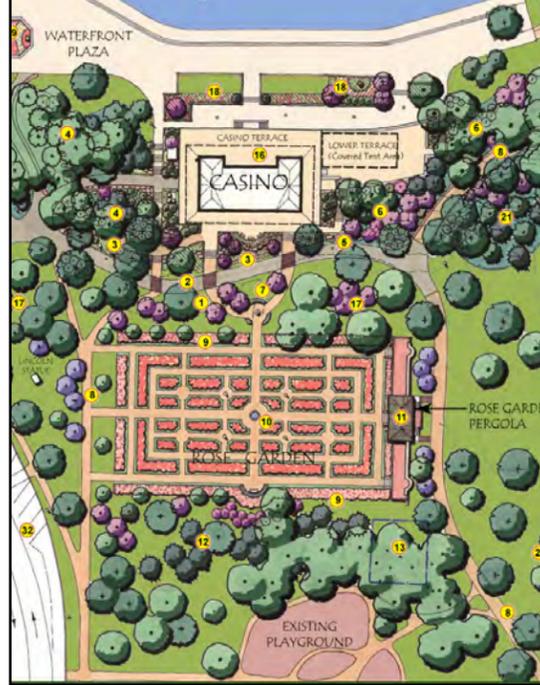
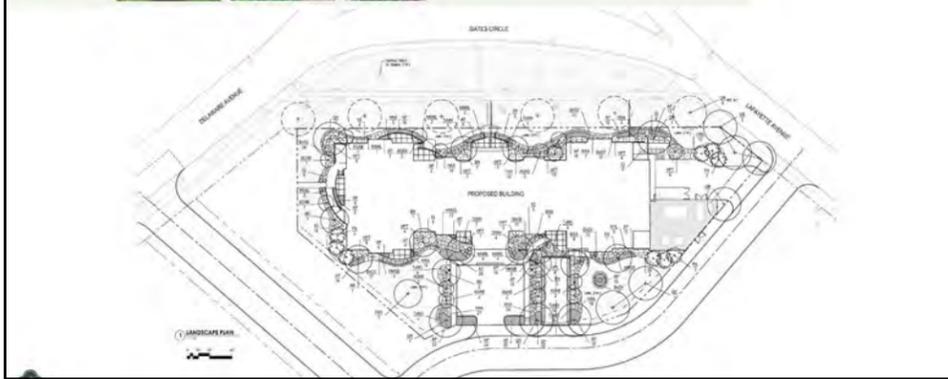
SHRUBS & ORNAMENTAL GRASSES

KEY	BOTANICAL NAME	COMMON NAME
TR1	Acer glabrum	Smooth-barked Red Maple
TR2	Acer rubrum	Red Maple
TR3	Acer spicatum	Spiral-stemmed Maple
TR4	Thuja occidentalis	Green Cedar
TR5	Thuja saccata	White Cedar
TR6	Thuja occidentalis	Green Cedar
TR7	Thuja occidentalis	Green Cedar
TR8	Thuja occidentalis	Green Cedar
TR9	Thuja occidentalis	Green Cedar
TR10	Thuja occidentalis	Green Cedar
TR11	Thuja occidentalis	Green Cedar
TR12	Thuja occidentalis	Green Cedar
TR13	Thuja occidentalis	Green Cedar
TR14	Thuja occidentalis	Green Cedar
TR15	Thuja occidentalis	Green Cedar
TR16	Thuja occidentalis	Green Cedar
TR17	Thuja occidentalis	Green Cedar
TR18	Thuja occidentalis	Green Cedar
TR19	Thuja occidentalis	Green Cedar
TR20	Thuja occidentalis	Green Cedar
TR21	Thuja occidentalis	Green Cedar
TR22	Thuja occidentalis	Green Cedar
TR23	Thuja occidentalis	Green Cedar
TR24	Thuja occidentalis	Green Cedar
TR25	Thuja occidentalis	Green Cedar
TR26	Thuja occidentalis	Green Cedar
TR27	Thuja occidentalis	Green Cedar
TR28	Thuja occidentalis	Green Cedar
TR29	Thuja occidentalis	Green Cedar
TR30	Thuja occidentalis	Green Cedar
TR31	Thuja occidentalis	Green Cedar
TR32	Thuja occidentalis	Green Cedar
TR33	Thuja occidentalis	Green Cedar
TR34	Thuja occidentalis	Green Cedar
TR35	Thuja occidentalis	Green Cedar
TR36	Thuja occidentalis	Green Cedar
TR37	Thuja occidentalis	Green Cedar
TR38	Thuja occidentalis	Green Cedar
TR39	Thuja occidentalis	Green Cedar
TR40	Thuja occidentalis	Green Cedar
TR41	Thuja occidentalis	Green Cedar
TR42	Thuja occidentalis	Green Cedar
TR43	Thuja occidentalis	Green Cedar
TR44	Thuja occidentalis	Green Cedar
TR45	Thuja occidentalis	Green Cedar
TR46	Thuja occidentalis	Green Cedar
TR47	Thuja occidentalis	Green Cedar
TR48	Thuja occidentalis	Green Cedar
TR49	Thuja occidentalis	Green Cedar
TR50	Thuja occidentalis	Green Cedar



MOUNT HOPE CEMETERY CULTURAL LANDSCAPE REPORT TREE INVENTORY & MANAGEMENT PLAN

May 2009
City of Rochester
Friends of Mount Hope Cemetery
Prepared by
Heritage Landscapes LLC
Preservation Landscapes Architects & Planners
Wengel Duschschere Architects & Engineers, PC



HISTORICAL AND CULTURAL LANDSCAPES

GARDEN DESIGN AND LANDSCAPE ENHANCEMENTS



Lauren E. Kelly
Director, Government Affairs

December 31, 2020

Dear Municipal Official:

This letter will serve as notice that on or around February 2, 2021, Spectrum Northeast, LLC, ("Spectrum"), will launch Discovery Life HD on Spectrum TV Essentials, Standard HD Tier and SPP Tier 1 HD on channel 180 in all channel lineups as well as channels 18, 26, 31, 40, 45, 56, 58, 59, 63, 68 or 70 serving your community.

On or around February 2, 2021, Spectrum Northeast, LLC, ("Spectrum"), will launch Discovery en Espanol HD on SPP Latino View HD and Hispanic HD Tier on channel 930 in the channel lineup serving your community.

On or around February 2, 2021, Spectrum Northeast, LLC, ("Spectrum"), will launch Discovery Familia HD on SPP Latino View, on channel 924 in the channel lineup serving your community.

To view a current Spectrum channel lineup visit www.spectrum.com/channels.

If you have any questions, please feel free to contact me at 585-340-8188 or via email at Lauren.Kelly@charter.com.

Sincerely,

A handwritten signature in black ink that reads "Lauren E. Kelly". The signature is written in a cursive, flowing style.

Lauren E. Kelly
Director, Government Affairs
Charter Communications

ATTACHMENT 2



Budget Adjustment Register

Adjustment Detail

Packet: GLPKT01240 - 2021-01-25 BA for 2020 YE Expenses

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000153	2020 Adopted Town Budget	BA for 2020 YE Personnel Lines	12/31/2020

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
AA100.1010.110.00000 December: 18.96	TOWN BOARD.ELECTED	BA for 2020 YE Personnel Lines	20,660.00	18.96	20,678.96
AA100.1110.110.00000 December: 0.18	JUSTICES.ELECTED	BA for 2020 YE Personnel Lines	50,850.00	0.18	50,850.18
AA100.1220.110.00000 December: 0.12	SUPERVISOR.ELECTED	BA for 2020 YE Personnel Lines	20,400.00	0.12	20,400.12
AA100.1230.100.00000 December: 0.01	TOWN MANAGER.PERSONAL S	BA for 2020 YE Personnel Lines	125,000.00	0.01	125,000.01
AA100.1410.110.00000 December: 0.08	TOWN CLERK.ELECTED	BA for 2020 YE Personnel Lines	63,154.00	0.08	63,154.08
AA100.1430.144.00000 December: 0.08	PERSONNEL.FINANCE CLERK II	BA for 2020 YE Personnel Lines	55,000.00	0.08	55,000.08
AA100.1990.400.00000 December: -191.46	CONTINGENCY	BA for 2020 YE Personnel Lines	45,676.00	-191.46	45,484.54
AA100.7110.143.00000 December: 126.25	PARK.LABORERS P/T SEASONAL	BA for 2020 YE Personnel Lines	12,188.00	126.25	12,314.25
AA100.8010.400.00000 December: 44.68	ZONING INSPECTOR.CONTRAC	BA for 2020 YE Personnel Lines	1,500.00	44.68	1,544.68
AA100.8040.120.00000 December: 1.00	ZONING BOARD OF APPEALS.P	BA for 2020 YE Personnel Lines	5,400.00	1.00	5,401.00
AA100.8664.121.00000 December: 0.10	CODE ENFORCEMENT	BA for 2020 YE Personnel Lines	68,453.00	0.10	68,453.10
SW500.1990.400.00000 December: -972.25	CONTINGENCY.CONTRACTUAL.	BA for 2020 YE Personnel Lines	36,434.00	-972.25	35,461.75
SW500.8310.120.00000 December: 0.08	WATER ADMIN.SUPER.SALARY.	BA for 2020 YE Personnel Lines	28,000.00	0.08	28,000.08
SW500.8310.121.00000 December: 7.50	OFFICE SPECIALIST I.CDGA CON	BA for 2020 YE Personnel Lines	18,720.00	7.50	18,727.50
SW500.9060.810.00000 December: 964.67	HOSPITAL/MEDICAL INSURANC	BA for 2020 YE Personnel Lines	19,700.00	964.67	20,664.67

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000154	2020 Adopted Town Budget	BA for 2020 YE Expenses	12/31/2020

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
AA100.1010.400.00000 December: 164.40	TOWN BOARD.CONTRACTUAL	BA for 2020 YE Expenses	600.00	164.40	764.40
AA100.1230.120.00000 December: -4,695.56	TOWN MGR.ADMINISTRATIVE	BA for 2020 YE Expenses	30,810.00	-4,695.56	26,114.44
AA100.1355.400.00000 December: 1,684.46	ASSESSOR.CONTRACTUAL	BA for 2020 YE Expenses	8,300.00	1,684.46	9,984.46
AA100.1420.400.00000 December: 420.00	ATTORNEY.CONTRACTUAL	BA for 2020 YE Expenses	8,500.00	420.00	8,920.00

Budget Adjustment Register

Packet: GLPKT01240 - 2021-01-25 BA for 2020 YE Expenses

[AA100.5182.400.00000](#)

December: 557.09

STREET LIGHTING.CONTRACTU BA for 2020 YE Expenses

23,900.00

557.09

24,457.09

[AA100.7110.400.00000](#)

December: 46.13

PARK.CONTRACTUAL BA for 2020 YE Expenses

36,115.00

46.13

36,161.13

[AA100.8020.410.00000](#)

December: 37.50

PLANNING.ENGINEERING.CON BA for 2020 YE Expenses

2,500.00

37.50

2,537.50

[AA100.9050.800.00000](#)

December: 1,785.98

UNEMPLOYMENT INSURANCE BA for 2020 YE Expenses

5,000.00

1,785.98

6,785.98

Summary

Budget	Budget Description	Account	Account Description	Before	Adjustment	After
2020 Adopted	2020 Adopted Town Budge	AA100.1010.110.00000	TOWN BOARD.ELECTED	20,660.00	18.96	20,678.96
		AA100.1010.400.00000	TOWN BOARD.CONTRACTUAL	600.00	164.40	764.40
		AA100.1110.110.00000	JUSTICES.ELECTED	50,850.00	0.18	50,850.18
		AA100.1220.110.00000	SUPERVISOR.ELECTED	20,400.00	0.12	20,400.12
		AA100.1230.100.00000	TOWN MANAGER.PERSONAL SER	125,000.00	0.01	125,000.01
		AA100.1230.120.00000	TOWN MGR.ADMINISTRATIVE AID	30,810.00	-4,695.56	26,114.44
		AA100.1355.400.00000	ASSESSOR.CONTRACTUAL	8,300.00	1,684.46	9,984.46
		AA100.1410.110.00000	TOWN CLERK.ELECTED	63,154.00	0.08	63,154.08
		AA100.1420.400.00000	ATTORNEY.CONTRACTUAL	8,500.00	420.00	8,920.00
		AA100.1430.144.00000	PERSONNEL.FINANCE CLERK II	55,000.00	0.08	55,000.08
		AA100.1990.400.00000	CONTINGENCY	45,676.00	-191.46	45,484.54
		AA100.5182.400.00000	STREET LIGHTING.CONTRACTUAL	23,900.00	557.09	24,457.09
		AA100.7110.143.00000	PARK.LABORERS P/T SEASONAL	12,188.00	126.25	12,314.25
		AA100.7110.400.00000	PARK.CONTRACTUAL	36,115.00	46.13	36,161.13
		AA100.8010.400.00000	ZONING INSPECTOR.CONTRACTUA	1,500.00	44.68	1,544.68
		AA100.8020.410.00000	PLANNING.ENGINEERING.CONTRA	2,500.00	37.50	2,537.50
		AA100.8040.120.00000	ZONING BOARD OF APPEALS.PERS	5,400.00	1.00	5,401.00
		AA100.8664.121.00000	CODE ENFORCEMENT	68,453.00	0.10	68,453.10
		AA100.9050.800.00000	UNEMPLOYMENT INSURANCE	5,000.00	1,785.98	6,785.98
		SW500.1990.400.00000	CONTINGENCY.CONTRACTUAL.CA	36,434.00	-972.25	35,461.75
		SW500.8310.120.00000	WATER ADMIN.SUPER.SALARY.CA	28,000.00	0.08	28,000.08
		SW500.8310.121.00000	OFFICE SPECIALIST I.CDGA CONS	18,720.00	7.50	18,727.50
		SW500.9060.810.00000	HOSPITAL/MEDICAL INSURANCE.C	19,700.00	964.67	20,664.67
			2020 Adopted Total:	686,860.00	0.00	686,860.00
			Grand Total:	686,860.00	0.00	686,860.00

ATTACHMENT 3

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Town of Canandaigua			
Name of Action or Project: Town of Canandaigua Onanda Park Gypsy Moth Treatment			
Project Location (describe, and attach a location map): Onanda Park (Town of Canandaigua) 4965 CR 16 Canandaigua, NY 14424			
Brief Description of Proposed Action: Treatment of Onanda Park uplands for Gypsy Moth Caterpillars at Onanda Park			
Name of Applicant or Sponsor: Town of Canandaigua - Town Manager		Telephone: 585-394-1120	
		E-Mail: dfinch@townofcanandaigua.org	
Address: 5440 Route 5&20 W			
City/PO: Canandaigua		State: NY	Zip Code: 14424
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 70 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: not applicable	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ not applicable	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ not applicable	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Barnes Creek	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____		
not applicable _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>On behalf of Town Board, Douglas E. Finch</u> Date: <u>01/25/2021</u>		
Signature: <u></u> Title: <u>Town Manager</u>		

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

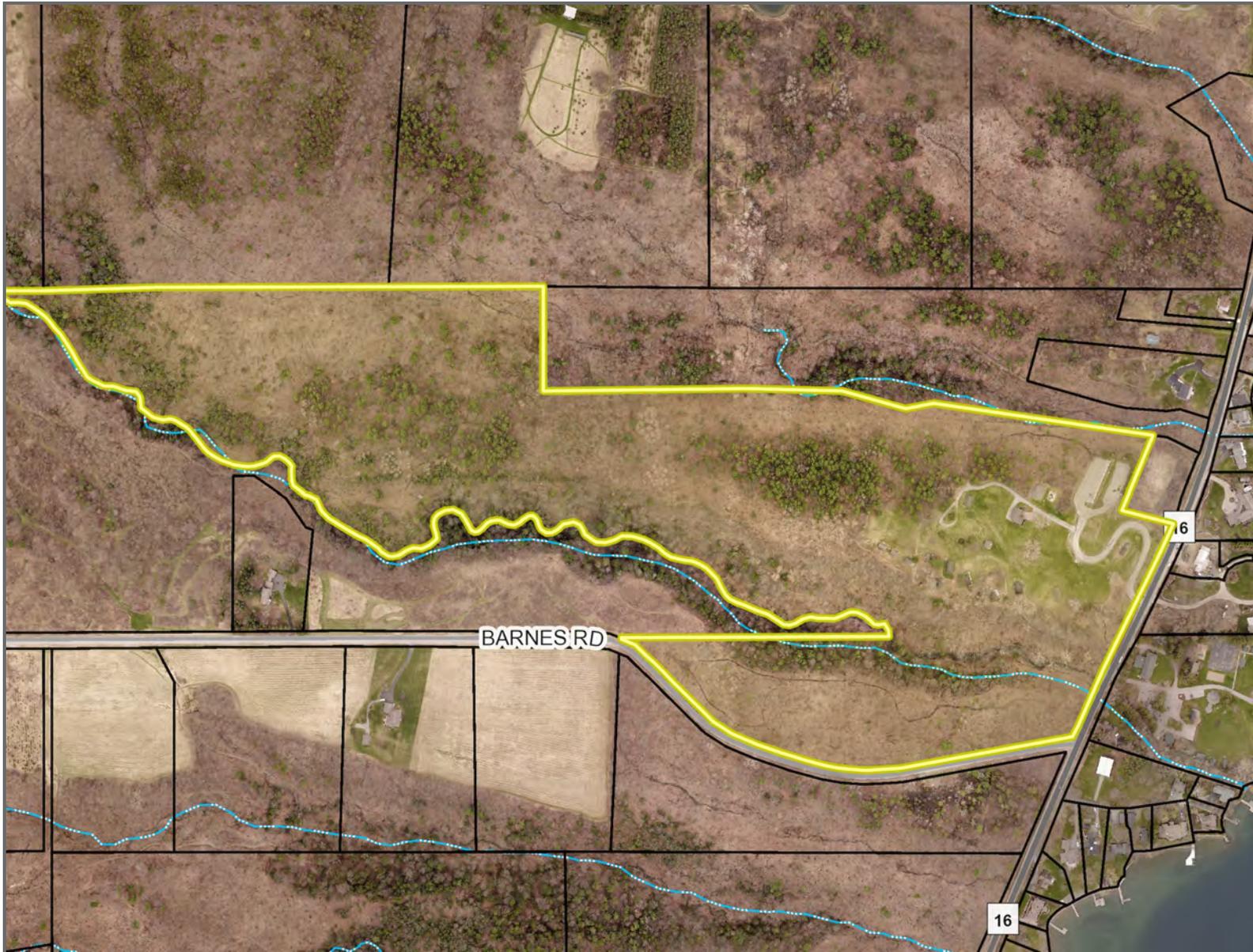
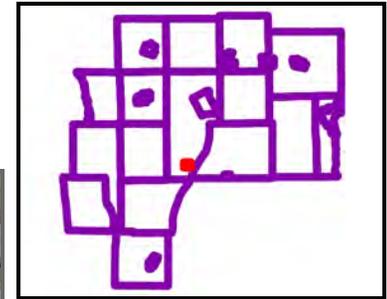
Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town Board, Town of Canandaigua	January 29, 2021
_____ Name of Lead Agency	_____ Date
On behalf of Town Board, Douglas E. Finch	Town Manager
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)



Onanda Park uplands

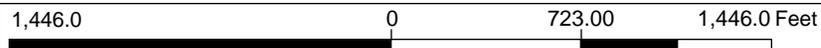


Legend

- Tax Parcels
- Streets**
 - Interstate
 - State or US Routes
 - County Roads
 - Local Public Roads
 - Private Roads
- Railroads
- Streams
- Municipal Boundaries
- Finger Lakes Region

Map Created: 1/25/2021

Notes



This map and information is provided AS IS and Ontario County makes no warranties or guarantees, expressed or implied, including warranties of title, non-infringement, merchantability and that of fitness for a particular purpose concerning this map the information herein. User assumes all risks and responsibility for determining whether this map is sufficient for purposes intended.

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Wednesday, January 13, 2021 3:42 PM
To: 'Gary Kochersberger'; 'Edith Davey'; 'Damann, Justin'; 'Venezia, Pat'; 'Saralinda Hooker'
Cc: 'Sarah Reynolds'
Subject: RE: Onanda park gypsy moths

Gary - Thank you.

Mark – the ECB is recommending we aerial spray Onanda Park, would the Parks Committee agree?

Sarah – could you do a resolution for the Town Board to authorize this please?

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Gary Kochersberger <gkochersberger@gmail.com>
Sent: Wednesday, January 13, 2021 11:51 AM
To: Town Manager <dfinch@townofcanandaigua.org>; Edith Davey <edithmdavey@gmail.com>; Damann, Justin <jdamann1@gmail.com>; Venezia, Pat <patti.ven@gmail.com>; Saralinda Hooker <shooker7373@gmail.com>
Cc: Sarah Reynolds <sreynolds@townofcanandaigua.org>
Subject: Onanda park gypsy moths

All,

I spoke with Chuck Webber who is the Vice President and principle pilot for the Rebecca Lynn Flying Service. They are the aerial sprayers / crop dusters recommended by the DEC who have already contracted with town residents for spring spraying of their properties with Bt against gypsy moths. His plans are for using the Canandaigua Airport as the staging area with two of his aircraft involved in the spraying. I spoke with him about Onanda. He is familiar with the park and told me some of the neighboring properties were already on his list for treatment. His charge for spraying has been \$60 per acre. He is willing to offer some flexibility on payment if the town enters into an agreement with him although I sense he would be more flexible as to when he is paid rather than the actual dollar amount. His spraying is very precise – mapped areas to be sprayed are digitized and integrated with his planes' navigation system (he told me he carries a paper map for backup). He offered that if the town wanted only a portion of the park sprayed he could accommodate that. I guess the egg mass survey data could guide a partial spraying. Regarding the egg mass survey, the FLCC faculty member who will coordinate that told me that it would not likely occur before the first week in March. I told Chuck Weber that the town will be back in touch with him. He is, understandably, anxious to know as he arranges the logistics for what sounds like will be a very big operation for him.

Gary

From: [Doug Finch, Town Manager](#)
To: [Sarah Reynolds](#); [Michelle Rowlinson](#)
Cc: [Jean Chrisman](#); [Troy Bennett](#); "Mark MacNeil"
Subject: FW: Onanda Park
Date: Monday, January 25, 2021 9:49:00 AM
Attachments: [GaryKoch_gypsymothspraying.pdf](#)
[RESOLUTION 2021 Auth TM to hire aerial sprayer for Onanda GM treatment.docx](#)
[RE_gypsy moth webinar series.pdf](#)

Sarah / Michelle,

If this moves forward I want to coordinate with all the neighbors around Onanda Park including making sure we send notices out about the aerial spraying ahead of time.

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Monday, January 25, 2021 9:49 AM
To: 'kbernat1@aol.com' <kbernat1@aol.com>
Cc: Sarah Reynolds <sreynolds@townofcanandaigua.org>
Subject: Onanda Park

Good morning,

I wanted to touch base with you on two items.

1. We have not received any application to this point to the best of my knowledge, just an FYI
2. Our Environmental Board and our Parks Committee are recommending the treatment of Onanda Park (uplands) for Gypsy Moth. I wanted to touch base with you on this since so much of the property borders your property and share the attached information. The Town Board will be considering a resolution at it's meeting on January 29, 2021 to authorize us to move forward with this, but I wanted to touch base with you first. Please let me know if you have any questions or concerns. Obviously, we will coordinate with you if this moves forward.

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: sreynolds@townofcanandaigua.org
To: "SONYA CARNEVALE"; "Gary Kochersberger"; "Doug Finch"
Subject: RE: gypsy moth webinar series
Date: Friday, January 22, 2021 9:03:43 AM

Hi Sonya and Gary,

The DEC has a document that gives field instructions for conducting an egg mass survey. The surveyor stands in one spot and counts all the masses they can see from that spot – they don't get up close to all the trees. Then they move to another predetermined spot and repeat. So, the scraping would likely affect the count and give false results. That was why I was suggesting the scraping be done lakeside if it occurs before the egg survey (which should be concentrated in the uplands where the defoliation was the worst). Or, yes, just plan the scraping for after the survey and then there would be no issues. I'd be happy to help with the scraping too.

As for other town-owned locations, I would think that based on their location, McJannett and Pierce Parks may have some egg masses worth scraping. I can do a quick check over the next few days and let you know if I see any at either of those spots.

Sarah Reynolds

Administrative Coordinator
Town of Canandaigua

From: SONYA CARNEVALE <sscarnevale@hotmail.com>
Sent: Thursday, January 21, 2021 8:46 PM
To: Gary Kochersberger <gkochersberger@gmail.com>; Sarah Reynolds <sreynolds@townofcanandaigua.org>; Doug Finch <dfinch@townofcanandaigua.org>
Subject: Re: gypsy moth webinar series

Hi Gary and Sarah,

I don't have experience with egg mass surveying, but I've read about the process. My concern with scraping before you count, is that I don't know if there would be a way to determine whether you are counting new or old egg masses by looking at the residue. Maybe we should wait until after?

Are there any other locations you would like us to focus our efforts on and will these areas have surveys going on as well?

Thanks!

Sonya

From: Gary Kochersberger <gkochersberger@gmail.com>
Sent: Friday, January 15, 2021 10:55 AM
To: Sarah Reynolds <sreynolds@townofcanandaigua.org>
Cc: SONYA CARNEVALE <sscarnevale@hotmail.com>; Doug Finch <dfinch@townofcanandaigua.org>
Subject: Re: gypsy moth webinar series

Hi,

Yes, Sounds like a worthy project. I'm sure any effort to decrease the egg mass density will help mitigate the anticipated leaf damage in the spring. Would help to have some very tall volunteers! My limited experience with egg mass scraping left some residual identifiable material on the trees, so I don't think the egg mass counting in March will be impacted significantly. I do agree that scraping lakeside at Onanda would seem more doable than the upland park area where biocontrol with Bt spraying is being considered.

Happy to help scrape,

Gary

On Fri, Jan 15, 2021 at 9:33 AM <sreynolds@townofcanandaigua.org> wrote:

Hi Sonya! What a fantastic idea. I like it. For Town-owned properties, you would just need to let me know when you'll be visiting, and I'll make sure our parks staff is aware that you'll be there and what you'll be doing. I have copied Gary Kochersberger from our Environmental Conservation Board on this email because he is working on coordinating an egg mass survey for Onanda Park. They will likely be doing it in March. I'm not sure if these two activities would conflict with each other...what's more important, scraping off the egg masses, or counting them first...The Town is also considering spraying the Uplands of Onanda Park for gypsy moths this summer but not the lakeside – maybe the Lakeside would be a good focus area for the volunteers who want to scrape egg masses. Gary, what are your thoughts?

Lots to think about. Thanks so much for reaching out.

Sarah Reynolds

Administrative Coordinator

Town of Canandaigua

From: SONYA CARNEVALE <sscarnevale@hotmail.com>

Sent: Thursday, January 14, 2021 2:08 PM

To: Sarah Reynolds <sreynolds@townofcanandaigua.org>

Subject: Re: gypsy moth webinar series

Hi Sarah,

We are interested in hosting several "Gypsy Moth Egg-Scraping Walk-Abouts" where maybe 10 people could meet at a chosen location, and with all Covid precautions in place, remove egg masses by hand, on either private and/or public land. I'm reaching out to you to find out whether/how to obtain permission on public land/parks in the Town of Canandaigua, and also, if you could help us promote it on your listserv when the time comes?

Thanks!

Sonya Carnevale

Outreach Committee, CLWA

From: Sarah Reynolds <sreynolds@townofcanandaigua.org>

Sent: Thursday, August 27, 2020 7:39 AM

To: SONYA CARNEVALE <sscarnevale@hotmail.com>

Subject: Re: gypsy moth webinar series

Hi Sonya,

I'm really glad they're taking the lead as well. I'll be interested to see what they say about the spraying. Here is what the Town will be doing (I am open to other suggestions as well):

I'm putting the information about the webinar – including a link to register and contact information – in our September newsletter which will go out next Tuesday. I've also included Brice's contact information and shared that he is collecting names of property owners interested in aerial spraying. Much like what the CLWA does with your information, our newsletter gets pushed out to our listserv, goes on our website, and on our Facebook page. It ends up reaching a couple thousand people.

I'll also add the webinar as an event on our facebook page and share it a couple times leading up to the webinar. I don't have a flyer for it but if DEC makes one, I'll grab it and share that with the information.

Thanks.

Sarah Reynolds

Town of Canandaigua

Administrative Coordinator

www.townofcanandaigua.org

sreynolds@townofcanandaigua.org

From: SONYA CARNEVALE <sscarnevale@hotmail.com>

To: "sreynolds@townofcanandaigua.org"
<sreynolds@townofcanandaigua.org>

Date: Wed, 26 Aug 2020 16:16:26 +0000

Subject: Re: gypsy moth webinar series

Hi Sarah,

I'm so glad the DEC is taking an active role in this. The program sounds just like what we were attempting to put together, so rather than attempt to recreate it, we are going to spread the word once more info comes out, by email blasts and facebook page, etc.

Also was happy to hear that Brice June is pursuing the aerial treatment option and taking names. I'm not sure how they are planning to advertise that. Hopefully it will be mentioned in the webinar. I'm not sure how CLWA will feel about endorsing Btk specifically. I will bring it up at our next board meeting in September. What are your thoughts on how to communicate that to the public?

Thanks,

Sonya

From: Sarah Reynolds <sreynolds@townofcanandaigua.org>

Sent: Friday, August 14, 2020 5:27 PM

To: 'SONYA CARNEVALE' <sscarnevale@hotmail.com>

Subject: RE: gypsy moth webinar series

Hi Sonya,

It was really nice to chat with you this morning and I appreciate your perspective. I copied you on a message to the DEC's two region 8 foresters so you have their contact information. Hilary Mosher, MOSHER@hws.edu is the coordinator for Finger Lakes Partnership for Regional Invasive Species Management (FL PRISM): <http://fingerlakesinvasives.org/>. Their website doesn't really have any information on the GM but I figured they may have some other perspective.

If I think of anyone else (that you don't already know about) I'll let you know.

Thanks again.

Sarah Reynolds

Administrative Coordinator

Town of Canandaigua

From: Sarah Reynolds <sreynolds@townofcanandaigua.org>

Sent: Friday, August 14, 2020 9:25 AM

To: 'SONYA CARNEVALE' <sscarnevale@hotmail.com>

Cc: 'rlgrays001@roadrunner.com' <rlgrays001@roadrunner.com>

Subject: RE: gypsy moth webinar series

Hi Sonya,

The Town still would like to be involved in outreach for the public, and also so that we may learn how we can combat the problem at Town-owned properties. Can you give me a call (509-496-6137) so I can get caught up on what conversations have happened so far? I feel like there should be a bigger conversation happening between DEC, the extension office, the Town supervisors, etc., but I'm not sure what has already happened and I don't want to step on any toes.

Thank you.

Sarah Reynolds

Administrative Coordinator

Town of Canandaigua

From: SONYA CARNEVALE <sscarnevale@hotmail.com>

Sent: Thursday, August 6, 2020 3:26 PM

To: dfinch@townofcanandaigua.org; ryan@ryanstaychock.com;
sreynolds@townofcanandaigua.org

Cc: rlgrays001@roadrunner.com; lindsaym@canandaigualakeassoc.org; Ellen polimeni
<ellen16@rochester.rr.com>

Subject: gypsy moth webinar series

Hi all,

I am on the outreach committee of CLWA along with Rob Gray, and I'm reaching out to you all to see how we can move forward with your ideas for a gypsy moth webinar series as well as an action plan to prevent a really depressing caterpillar season next year!

I was cc'd in on the email chain at the end of July and it sounds like there are some great ideas. I'm a little concerned that the clock is ticking in terms of getting this organized, as aerial applicators are already scheduling for next year.

CLWA would love to support and assist where we can. Please let us know what the next steps are.

Thanks!

Sonya Carnevale

(585)738-9654

ATTACHMENT 4

From: [TERRY FENNELLY](mailto:TERRY.FENNELLY)
To: ksilverstrim@townofcanandaigua.org; cmenikotz@townofcanandaigua.org; tfennelly@townofcanandaigua.org; gdavis@townofcanandaigua.org; jsimpson@townofcanandaigua.org; ldworaczyk@townofcanandaigua.org; tbloom@townofcanandaigua.org; [Doug Finch, Town Manager](mailto:Doug.Finch.Town.Manager)
Cc: jchrisman@townofcanandaigua.org
Subject: Re: Town of Canandaigua
Date: Wednesday, January 13, 2021 8:54:01 AM

It sounds reasonable to me. We would pay more on the BAN than we would earn on the investment account although probably not a large difference. When does 4th qtr sales tax \$\$ come in?

On Wednesday, January 13, 2021, 08:47:06 AM EST, Doug Finch, Town Manager <dfinch@townofcanandaigua.org> wrote:

Good morning everyone,

I was giving this some additional thought while getting ready for work this morning. We currently have \$2M in our investment account that is not earning much interest. Normally I would say yes lets do the BAN also, but with extra tax \$ coming in currently we will not need this money till later in the year. I wonder if we should loan the project \$1.5M from the investment account for 30-45 days and see if the Wiia \$ breaks loose before doing another BAN. I realize the rates are way low on the BAN, with all the other moving pieces I am just wondering from an 'ultra-conservative' aspect if we should just hold off on the BAN a minute and see where we are at in another month.

Douglas E. Finch, Town Manager

Town of Canandaigua

5440 Route 5&20W

Canandaigua, NY 14424

Phone: (585)394-1120 ext. 2234

From: ksilverstrim@townofcanandaigua.org <ksilverstrim@townofcanandaigua.org>
Sent: Tuesday, January 12, 2021 3:40 PM
To: cmenikotz@townofcanandaigua.org; tfennelly@townofcanandaigua.org; gdavis@townofcanandaigua.org; jsimpson@townofcanandaigua.org; ldworaczyk@townofcanandaigua.org; tbloom@townofcanandaigua.org; dfinch@townofcanandaigua.org
Cc: jchrisman@townofcanandaigua.org
Subject: FW: Town of Canandaigua

Good afternoon, everyone.

Doug and I have received correspondence from BPD Financial Advisors regarding the distribution of grant funds for the ongoing Water Capital Improvement Project (H26W). Unfortunately, the timeline we predicted to receive grant funding looks like it will need to be extended.

To recap, this project has a total budget of just over \$7.5 million which will come from a \$1M contribution from fund balance, \$3M in awarded grant funds received from WIIA, and \$3,570,000 will be bonded. So far we have contributed \$1M in fund balance to the project and received the just over \$3.5M in Bond Anticipation Notes. We anticipated that the grant funding would be slow to arrive and sought to use other revenue sources first, but as you will read in the below email, this funding may not arrive for several more months.

At this time construction is progressing steadily, and we fully expect expenses to exceed \$4.5M when the contractors submit their bills this month. Since it does not sound like we will receive the grant funds within that same timeframe, should we do another Bond Anticipation Note for the \$3M?

As Tammy noted below, the Town Board has already authorized borrowing up to the full project amount, so you do not need to take further action to authorize this. We are just looking for direction due to this change in the project timeline.

Thank you,

Kate

From: BPD <team@bpdinc.net>
Sent: Monday, January 11, 2021 11:49 AM
To: dfinch@townofcanandaigua.org; Kate Silverstrim (ksilverstrim@townofcanandaigua.org)
<ksilverstrim@townofcanandaigua.org>
Subject: FW: Town of Canandaigua

Hi Doug and Kate,

One of the items that EFC is looking for to be able to release the WIIA grant funds is the Certification as to Title to Project Site. I've attached the template that EFC uses and filled in the EFC project number. Generally this is filled out and signed by the Town Attorney. Would you like me to coordinate the execution with the Town Attorney, or would you prefer to do that?

Also, EFC will need the official approval from the DOH Engineer before they release funds. This process is taking a bit longer since the pandemic started. It was always a little bit slower process, but now we're noticing that the time to get approval has increased.

I just wanted to make sure that you're aware that it may be a few months (or more?) before we can start receiving grant funds for the construction dollars of the project. Based on the cash flow received from Greg Hotaling back in June 2020, it looks like you may run out of bond anticipation note proceeds in February/March 2021. We may have approval to disburse the grant funds at that time, or we may not. Unfortunately DOH won't provide us with a timeframe and it's been varying per project.

Please note that the Bond Resolution does allow the Town to borrow up to the full authorization of \$7,570,000. So if need be, we can issue another bond anticipation note for the remainder of the project until you receive the funds (\$3,000,000).

Please let us know if you'd like to set up a conference call to discuss the financial plan and your cash flow needs for the next few months. Have you received an updated cash flow from Greg? If not, I can reach out to him and request one.

Thank you,

Tammy

Tamara A. Bullis

(working remotely please call cell 585-455-2799)

From: Squires, Laura (EFC) <Laura.Squires@efc.ny.gov>
Sent: Monday, November 30, 2020 3:38 PM
To: BPD <team@bpdinc.net>; King, Monika A (HEALTH) <Monika.King@health.ny.gov>
Cc: dfinch@townofcanandaigua.org; Howard, Kate (EFC) <Kate.Howard@efc.ny.gov>; McCullough, Lisa (EFC) <Lisa.McCullough@efc.ny.gov>
Subject: RE: Town of Canandaigua

Hi Tammy,

Conditioned means that we are not able to disburse on those lines because we are missing items and/or approvals. Following are the reasons the General & HVAC construction contracts are currently conditioned:

1. Pending title certificate. If you do not have the template, please e-mail Kate Howard at Kate.Howard@efc.ny.gov
2. Pending DOH Engineer review & approval

Monika, please review these Construction contracts, and if you are able to, please lift the hold in the system. Thanks.

If you have any other questions, please let me know.

Thank you,

Laura

From: BPD
Sent: Monday, November 30, 2020 2:46 PM
To: Squires, Laura (EFC)
Cc: dfinch@townofcanandaigua.org
Subject: Town of Canandaigua

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Laura,

The Town recently informed us that they executed the Grant Agreement for the WIIA funds.

Do you have everything you need for the Town to begin drawing on the funds? Based on the Cost Summary, it looks like both General Construction and HVAC are "Conditioned". These two lines are the ones that we'd be drawing the WIIA funds against.

Thank you,

Tammy

Tamara A. Bullis

(working remotely please call cell 585-455-2799)

Bernard P. Donegan, Inc.
345 Woodcliff Drive, 2nd Floor
Fairport, NY 14450
(585) 924-2145
(585) 924-4636 FAX

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ATTACHMENT 5

January 26, 2021

Doug Finch, Town Manager
Town of Canandaigua
5440 Routes 5 and 20 West
Canandaigua, New York 14424

**RE: PROPOSAL FOR PROFESSIONAL SERVICES
TOWN OF CANANDAIGUA, GREEN INFRASTRUCTURE GRANT PROGRAM (GIGP)
WATER EFFICIENCY - FUNDING FOR WATER METERS**

Dear Mr. Finch:

We are pleased to provide this proposal to assist the Town with an Engineering Report along with grant writing services towards the Green Infrastructure Grant Program (GIGP) program for the replacement of water meters. This program provides funding assistance on a competitive basis to projects that improve water quality and mitigate the effects of climate change through the implementation of green practices and energy efficiency, including improved efficiencies through "smart" water meters with automatic meter reading technology. GIGP funding is provided through the Clean Water State Revolving Fund and is administered by the New York State Environmental Facilities Corporation (EFC).

I. Project Overview

In order to submit for the Water Efficiency, Water Meter Replacement program through the GIGP; an Engineering Report will need to be completed to accompany the grant application. Per our discussions, we are providing this proposal to provide a turn-key Report and application together in order to quickly meet the upcoming deadline in a couple weeks.

The GIGP Water Efficiency category supports projects that use improved technologies and/or practices to deliver equal or better services with less water. Water efficiency encompasses conservation and reuse efforts, as well as water loss reduction and prevention, to protect water resources for the future.

The maximum percentage grant is up to 75% of eligible project costs for a water efficiency project in a municipality that meets income eligibility criteria, or that serves, protects, or benefits an environmental justice area.

II. Scope of Services

A. Preliminary Engineering Report

MRB Group will develop a Preliminary Engineering Report in the appropriate format acceptable by the funding agency for the purpose of submitting the funding application (an application requirement). The Engineering Report will provide the scope of the overall project including the number and types of meters and an overall cost estimate for the project. The Engineering Report will outline the anticipated plan for implementation and installation of the meters.

B. Grant Writing

Working with the Town, MRB Group will ensure a complete and competitive application using the recently-released guidance for the GIGP.

III. Compensation:

Total Compensation (lump sum)..... \$4,500.00

The cost figures shown above represent our lump sum amount. Any additional work beyond this fee and outside the scope of this proposal would be reviewed with the Client. MRB Group shall submit monthly statements for services rendered during each invoicing period based on the efforts performed during that period. MRB Group Standard Rates are subject to annual adjustments.

IV. Additional Services:

The following items, not included in the above services can be provided on a personnel time-charge basis, but would only be performed upon receipt of your authorization.

- A. Project Design or Construction Phase services
- B. Geographic Information Systems Services/Mapping
- C. Grant Administration Services

D. Project SEQR or Environmental Reviews

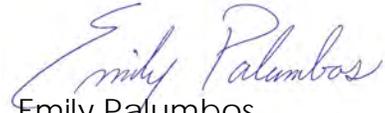
V. Commencement of Work

We are available to commence work on execution of this agreement. Work will be completed in advance of the February 12, 2021 application deadline.

We appreciate the opportunity to work with the Town of Canandaigua. If this proposal is acceptable, please sign where indicated and return one copy to our office. Thank you and please do not hesitate to contact us for any clarifications or additional information.

Sincerely,


James J. Oberst, P.E., LEED AP
Executive Vice President/C.O.O.


Emily Palumbos
Director of Grant Services

\\mrbgroup.prv\Admindata\630006\Ltrs-Proposals\2021\esp- GIGP T. of Canandaigua-Water Efficiency.docx

PROPOSAL ACCEPTED FOR THE TOWN OF CANANDAIGUA BY:

Signature

Title

Date

ATTACHMENT 6

January 18, 2021

ATTN: Stephen Schultz, P.E.
Senior Civil Engineer
MRB Group
145 Culver Road, Suite 160
Rochester, NY 14620

Phase IA/IB Cultural Resource Investigation for the proposed Outhouse Park West, Town of Canandaigua, Ontario County, New York.

SCOPE OF SERVICE

- Review environmental setting of project area (physiography, geology, and soil data).
- Determine expected depth of potential cultural resources from environmental data.
- Conduct historical research and indicate location of project area on topographic maps, soil survey maps, and historic maps.
- Search the NYSOPRHP and New York State Museum (NYSM) files to locate archaeological sites within 1 mile of the project area. The site file search will also identify historic properties in or eligible for inclusion in the National Register of Historic Places (NR) and the National Register Eligible listing (NRE).
- Assess archaeological sensitivity of the project area.
- Field investigation (excavate shovel tests at 50-foot intervals within the area of potential effect, estimated to be about 12 acres; photograph field methodology, buildings or structures over 50 years old to be impacted, and areas of prior ground disturbance).
- Plot locations of shovel tests and photographs on a project map.
- Process and analyze excavated artifacts.
- Complete NYSOPRHP site forms for all identified archaeological sites.
- Incorporate data from field investigation into finalized digital Phase IA/IB report.
- Submit initial project-related information and a digital copy of the Phase IA/IB report to the NYSOPRHP for review and comment.
- Provide a digital copy of the Phase IA/IB report to MRB Group.

COST \$4,795 (due upon receipt of invoice)

Phase IA background research would be initiated as soon as the investigation has been authorized. Phase IB fieldwork would be scheduled after completion of Phase IA research and weather and field conditions permit. All archaeological work will be conducted in compliance with the Standards for Cultural Resource Investigations adopted by the NYSOPRHP (NYAC 1994). If additional work is required beyond this scope, a scope of service increase will be submitted.

Name _____ **Signature** _____

Title _____

Firm/Agency _____ **Date** _____

Name Jeremy Deuel **Signature** 

Title Owner/Principal Investigator

Firm/Agency Deuel Archaeology & CRM **Date** 1/18/2021

From: Hotaling, Greg <ghotaling@mrbgroup.com>
Sent: Monday, January 18, 2021 11:32 AM
To: dfinch@townofcanandaigua.org
Cc: jfletcher@townofcanandaigua.org
Subject: Archeological Service
Attachments: Phase IA-IB Proposal.pdf

Doug/Jim – just passing along. We can run through MRB’s service agreement and pass along as an additional service? Just checking to make sure this is how we want to proceed.

Gregory J. Hotaling, P.E.
Project Manager



The Culver Road Armory
145 Culver Road, Suite 160
Rochester, NY 14620
(585) 381-9250 Phone
(585) 381-1008 Fax

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From: Hotaling, Greg <ghotaling@mrbgroup.com>
Sent: Tuesday, January 19, 2021 2:19 PM
To: Doug Finch, Town Manager
Cc: jfletcher@townofcanandaigua.org
Subject: RE: Archeological Service

I don't have a second quote...the problem a second quote will be the timing of the work. Jeremy can get the work done nearly twice as fast as going through Rochester Museum or even Powers and Teremy. If we need a second quote, I think we can get one...I just don't want to go with anyone other than Jeremy. Let me know and we can coordinate.

Sincerely,

Gregory J. Hotaling, P.E.



From: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Sent: Tuesday, January 19, 2021 11:27 AM
To: Hotaling, Greg <ghotaling@mrbgroup.com>
Cc: jfletcher@townofcanandaigua.org
Subject: RE: Archeological Service

Greg,

Do we have a 2nd quote or is this a sole source?

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Hotaling, Greg <ghotaling@mrbgroup.com>
Sent: Monday, January 18, 2021 11:32 AM
To: dfinch@townofcanandaigua.org
Cc: jfletcher@townofcanandaigua.org
Subject: Archeological Service

Doug/Jim – just passing along. We can run through MRB's service agreement and pass along as an additional service? Just checking to make sure this is how we want to proceed.

Gregory J. Hotaling, P.E.
Project Manager



The Culver Road Armory
145 Culver Road, Suite 160
Rochester, NY 14620
(585) 381-9250 Phone
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ATTACHMENT 7

Sarah Reynolds

From: dfinch@townofcanandaigua.org
Sent: Tuesday, December 1, 2020 12:37 PM
To: Sarah Reynolds
Subject: FW: Board Vacancies
Attachments: Rocky Resume 2020.docx

Sarah,

Not sure if I sent this to you or not he is interested in one of the positions on one of our boards, possibly ECB.

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)394-1120 ext. 2234

From: Rocky Polimeni <rocky@law14424.com>
Sent: Thursday, November 19, 2020 4:52 PM
To: dfinch@townofcanandaigua.org
Subject: Board Vacancies

Dear Mr. Finch,

Thank you for taking the time to talk with me today. Please accept this email and attached resume as my request to be considered for the various vacancies on the Town boards.

As a resident of the Town of Canandaigua for 23 years, I firmly believe that I will be a great addition to our town's local government. I am a recent law graduate from University at Buffalo School of Law with an anticipated admission into the New York State Bar by January 2021. I have taken numerous classes in both law school and in my undergraduate studies centered around local government, the environment, ethics and policy.

I have dedicated my legal work experiences to helping improve my home of Ontario County. Through my internships, I have become familiar with many local governments in our

area and feel as though this has not only enhanced my understanding the law, but of how a successful government should work.

Thank you, and I look forward to hearing from you.

Rocky Polimeni

Rocky@law14424.com

(585) 694-4232

3629 Ridge Run East

Rocco J. Polimeni

rocky@law14424 | 3629 Ridge Run East | Canandaigua, NY 14424 | (585) 694-4232

EDUCATION

Nazareth College of Rochester

B.A in Political Science and Legal Studies

Minor in Media Studies

Graduated May 2017

Dean's List Honors

University at Buffalo School of Law

Juris Doctor

Graduated June 2020

Phi Alpha Delta Law Fraternity

2019 Representation in Mediation Competition

RELATED LEGAL EXPERIENCE

Ontario County Attorney's Office, Canandaigua, New York (May 2019- August 2019)

Legal Aide

- Granted a Practice Order by the New York State Appellate Division Fourth Department to represent clients in New York State Courts and represented the County on multiple freed child permanency hearings and records motions
- Drafted motions, wrote memorandums of law to clients, and prepared cases for trial and mediation
- Aided attorneys in legal research, FOIL requests, and contract negotiations
- Shadowed attorneys in various family court hearings, mediations, and County Board meetings

Ontario County Office of the Public Defender, Canandaigua, New York (June 2018- August 2018)

Legal Intern

- Granted a Practice Order by the New York State Appellate Division Fourth Department to represent clients in New York State Courts
- Represented, interviewed, and determined eligibility of clients
- Aided attorneys through legal research, trial preparation, and memos
- Shadowed attorneys in competency exams, meetings with incarcerated clients, trials and judge's conferences

Yates County District Attorney's Office, Penn Yan, New York (May 2016- August 2016)

Intern

- Shadowed the District Attorney and two Assistant District Attorneys during case preparation and court appearances
- Cataloged and digitized all backlogged cases, and developed a method for finding archived cases
- Aided in preparation of cases for New York State Supreme Court and Court of Appeals

Law Office of John A. Polimeni, Esq., Canandaigua New York (July 2013- Present)

Law Clerk

- Granted a Practice Order by the New York State Appellate Division Fourth Department to represent clients in New York State Courts
- Created a legal website for the firm and continue to update information
- Drafted estate documents and assisted in real estate closings

Nazareth College Law Club (September 2016 - May 2017)

Founder and President

VOLUNTEER COMMUNITY SERVICE

Canandaigua Primary Elementary School

Kiwanis Club of Canandaigua

COMPUTER SKILLS

SPSS | Prosecution Case Management System | HTML 5 | CSS | Lexis | Westlaw |

Microsoft Office